

PB# 07-21

**N.Plank Development
(Temple Hill Rd.)**

68-2-12.22

07-21 North Plank Dev.
Temple Hill Rd

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: July 2, 2008

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/17/2008

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 7-21

NAME: NORTH PLANK DEV CO

APPLICANT: NORTH PLANK DEV CO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/02/2008	PLANS STAMPED	APPROVED
09/26/2007	P.B. APPEARANCE	ND: APPR COND
08/08/2007	P.B. APPEARANCE	LA:WVE PH

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Appl No: 7-21

File Date:08/06/2007

SEC-BLK-LOT:68-2-12-22

Project Name:NORTH PLANK DEV CO

Type:3

Owner's Name:NORTH PLANK DEV CO.
Address:

Phone:

Applicant's Name:NORTH PLANK DEV CO
Address:5020 NYS RT. 9W - NEWBURGH, NY 12550

Phone:(845) 565-2800

Preparer's Name:GREG SHAW
Address:744 BROADWAY

Phone:(845) 561-3695

Proxy/Attny's Name:
Address:

Phone:

Notify:GREG SHAW

Phone:

Location:TEMPLE HILL ROAD PA2007-490

Acreage	Zoned	Prop-Class	Stage	Status
0.000	C	0		A
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
07/17/2008	NEWB			

Appl for:PROPOSED 12,000SF RETAIL/OFFICE/WAREHOUSE (SECOND BUILDING O
N APPROVED SITE)

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/17/2008

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 7-21

NAME: NORTH PLANK DEV CO

APPLICANT: NORTH PLANK DEV CO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/07/2007	EAF SUBMITTED	08/07/2007	WITH APPLIC
ORIG	08/07/2007	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/07/2007	LEAD AGENCY DECLARED	08/08/2007	TOOK LA
ORIG	08/07/2007	DECLARATION (POS/NEG)	09/26/2007	DECL NEG DEC
ORIG	08/07/2007	SCHEDULE PUBLIC HEARING	/ /	
ORIG	08/07/2007	PUBLIC HEARING HELD	/ /	
ORIG	08/07/2007	WAIVE PUBLIC HEARING . PUBLIC HEARING WAS HELD FOR BOTH BUILDINGS WITH APPLICATION . #04-34	08/08/2007	WAIVE PH
ORIG	08/07/2007	FINAL PUBLIC HEARING	/ /	
ORIG	08/07/2007	PRELIMINARY APPROVAL	/ /	
ORIG	08/07/2007	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/02/2008

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LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 7-21
NAME: NORTH PLANK DEV CO
APPLICANT: NORTH PLANK DEV CO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2007	S.P. APPROVAL FEE	CHG	125.00		
07/01/2008	REC. CK. #845	PAID		125.00	
			-----	-----	-----
		TOTAL:	125.00	125.00	0.00

September 26, 2007

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REGULAR_ITEMS:

NORTH_PLANK_DEVELOPMENT_CORP._ (07-21)

MR. ARGENIO: Regular items, North Plank Development Corporation site plan. This application proposes construction of 12,000 square foot building for retail office and warehouse use. The plan was previously reviewed at the 8 August, 2007 planning board meeting. I asked Mark to insert comment number one which I'm going to read for the benefit of cause I want it in the record and I want to read it for the benefit of the audience. For informational purposes note that the original site plan number 04-34 had a public hearing on 2/23 of '07, such plan including two buildings, two buildings on the site. The application was reviewed at a total of four separate meetings and was approved in final form that's with two buildings.

MR. EDSALL: No, the final plan had one building.

MR. ARGENIO: I'm sorry, final form with one building on 2/28 of '07 with one of the buildings removed, correct? Addition of the second building is being noted as added back as part of this amendment application. Overall there's approximately 10% more total square footage with this plan. So Mark, the original application had how many buildings?

MR. EDSALL: Two.

MR. ARGENIO: And it was approved with?

MR. EDSALL: With one.

MR. ARGENIO: And now for whatever reason I would assume, Mark, correct me if I'm wrong, market forces now they want to do the second building?

MR. SHAW: Correct.

MR. EDSALL: Keep in mind the public hearing meeting on 04-34 covered both buildings, the SWPPP covered the whole site with both buildings so they're back to where they were.

MR. ARGENIO: Mr. Lease can't decide what he wants to do but that's okay. He's got a lot of procedural things behind him. Greg, go ahead, tell us what we're doing.

MR. SHAW: Very simply, I'll just spend a minute and tell you what the board approved in the earlier part of this year. You approved the building number one which is closest to the highway, the parking in the front, the drive, the aisle in the back, the parking in the back of building number one and the storm water detention pond. That was part of planning board project number 04-34. What we were basically asking the board to approve in this application is that portion of the site which is between the end of retail building number one and the water quality pond and that area as you can see is shaded on drawing number one and it consists of a 12,000 square foot building which would be for retail and office use and also warehouse. Now we have the word retail in there, all right, and the reason we put the word retail in there is cause it has the same parking requirement as office but from a practical point of view we don't see that happening. Obviously, the front building is going to be, you know, prime retail space that will be retail. The secondary building is going to be a combination of what they call a flex building, a small office that may be for an electrical contractor and majority of the suite will be storage. There will be an overhead door in the rear of the building where he can bring a truck in to load up his parts and take off. So again, it's really office and warehouse and we put the word retail in there, who knows, maybe somebody will come in and want to take a piece of it, but we really don't anticipate it.

Parking will be in the front and then the side of the building and then--

MR. ARGENIO: Did you meet your numbers on your parking and everything, Greg, and coverage?

MR. SHAW: Okay, with respect to development coverage we're allowed 85 percent and we have 57.7 percent. With respect to parking for the entire project we're obligated to provide 103 spaces, we're providing 105, all right, and that's based on the retail building number one being 100 percent retail and retail, excuse me, building number two which is the building before you 7,500 square feet would be retail/office and the remaining 4,500 square feet would be warehouse. That's just based on our projections. What's going to happen is those numbers will float, okay, dependent upon who decides they're going to rent out any space in this building, maybe they want a little bit more office, maybe a little less warehouse, that would just affect the tenancy as the building continued to be rented out.

MR. ARGENIO: How wide is the concrete walk in front of building one?

MR. SHAW: What you have is a 6 foot wide sidewalk and a 4 foot planter area in front of the building.

MR. ARGENIO: Greg, I don't see that, I see a couple little block-outs.

MR. SHAW: No, that was approved, this is the building that's before you.

MR. ARGENIO: They have not built this?

MR. SHAW: That's under construction now, this is under construction and this is under construction.

MR. ARGENIO: So you have a 6 foot walk and a 4 foot

landscaped area?

MR. SHAW: Yes.

MR. SCHEIBLE: This was brought up before on the overhead doors, overhead doors, warehouse brought up the last time, I want to reiterate you have a 50 foot side clearance on that side there, right?

MR. SHAW: Yes.

MR. SCHEIBLE: Is there any specific up to this point who's going to be occupying this building?

MR. SHAW: No.

MR. SCHEIBLE: Only reason I'm bringing that up is because a 50 foot--

MR. ARGENIO: That's the setback that's not even paved.

MR. SCHEIBLE: Thirty foot, let me go back further, what kind of truck can ever make a delivery there?

MR. SHAW: We're not talking about tractor trailers, we're talking about van trucks.

MR. SCHEIBLE: You said you don't even know what the plans will be?

MR. SHAW: What I'm saying is I don't know who the tenants are but by virtue of the fact of not being able to bring in tractor trailers they're going to limit who they're going to be able to rent to because of that. The only thing you're going to be able to bring in here are small van trucks, something the size of a UPS truck, Federal Express truck, no tractor trailers, we don't have room to maneuver them.

MR. COPPOLA: There's no loading dock either?

MR. ARGENIO: That's their hardship.

MR. GALLAGHER: Dunkin Donuts does too but they squeeze that tractor trailer in.

MR. SCHEIBLE: You've got loading docks on the other end, on the other side I mean.

MR. SHAW: They're not loading docks, just overhead doors, not loading docks, they're at grade.

MR. ARGENIO: Henry brings up a good point in the landscaped area, what are the little boxes that you have boxed out in the landscaped area?

MR. SHAW: Those are wall packs.

MR. ARGENIO: That's lighting?

MR. SHAW: Correct, those are wall packs.

MR. ARGENIO: We have a lighting plan with the foot candle values?

MR. SHAW: I believe last time we were before this board you referred it out to the county and I believe you have--

MR. ARGENIO: Mark, do you have the letter from the county?

MR. EDSALL: Yes, we do.

MR. ARGENIO: Why don't we have it in our packet?

MR. EDSALL: It just came.

MR. CORDISCO: Just came today.

MR. ARGENIO: Would you do the same thing for us with the county that you did on the other one?

MR. EDSALL: This one's a little simpler.

MR. ARGENIO: Read number one.

MR. EDSALL: They're commenting that it appears to be consistent with the county comprehensive plan and local laws which is good news. The second comment is suggesting that there be a safe crossing for pedestrians between the two, I assume they mean two buildings, such as a crosswalk, I'm sure it can be considered but again, it's an interior parking lot.

MR. ARGENIO: I don't think that's such a ridiculous request, not talking about a gas station that doesn't exist but go ahead, Mark.

MR. EDSALL: I just don't know based on the fact from curb to curb they have filled it with parking spaces.

MR. ARGENIO: What they're suggesting, guys, is some kind of a crosswalk between the two buildings, so if people want to travel from one to the other there's a safe passage. Go ahead, Mark, what's the next item?

MR. EDSALL: They're commenting about providing, having provisions for access management and they're talking about a providing connections with adjoining commercial use properties.

MR. ARGENIO: That would be to the back of the Strober King building or to the tin wall of the Fall Fittings building.

MR. SHAW: Or both.

MR. ARGENIO: I don't, is that reasonable? What do you guys think?

MR. GALLAGHER: Looking for access points.

MR. ARGENIO: From one lot to the other from these two, this lot to either Fall Fittings to the north and/or Strober King to the south. Mark, am I reading that correct?

MR. EDSALL: I think you're reading it correct and I agree with them a hundred percent, if they were two identical uses with similarly located buildings where you could adjoin parking lots or access aisles but you've got dissimilar uses you've got a construction manufacturing facility and warehouse that has heavy truck traffic and you've got a building contractors warehouse that gets heavy truck traffic, I don't know that we want to mix that with this site even if we could and I don't think you can.

MR. ARGENIO: I agree with that but we'll ask the board members. What's the last thing?

MR. EDSALL: The last comment is they're basically saying that they recommend that the planning board proceed with its review process but they're making their approvals subject to comments 2 and 3 which we discussed.

MR. ARGENIO: Let me consult my contemporaries. What do you guys thing about linking the two lots?

MR. GALLAGHER: No.

MR. SCHLESINGER: No.

MR. ARGENIO: I think it's ridiculous. Do you agree, Hank?

MR. SCHEIBLE: I agree.

MR. ARGENIO: Mark says they're not even close if they had a retail building on either said maybe it makes sense.

MR. SCHLESINGER: I'm on the other side of Fall Fittings, you know, he doesn't--

MR. ARGENIO: Would you want yourself linked to Fall Fittings?

MR. SCHLESINGER: To have their trucks driving through my lot, no.

MR. SCHEIBLE: There's a deli up the street but we'd have to walk out on the street if there's no sidewalks if we want to get to the deli.

MR. SCHLESINGER: That's important, there's a deli there.

MR. ARGENIO: What about the comment about linking the two buildings with some type of pedestrian affair?

MR. SCHLESINGER: Two different uses.

MR. SHAW: That's the answer.

MR. ARGENIO: Retail spelled in different ways from building to building. Greg, I see retail on building two and building one.

MR. SHAW: Well, if you take a look at the floor plan, architectural of the building, they're really not geared for retail use. So I really don't see somebody who would be stopping at retail building number one wanting to walk back there cause there's really nothing at this point to walk back to.

MR. ARGENIO: You have a point, looks like the second building the tenant is probably Airborne or DHL or UPS.

MR. SHAW: Electrical, plumbing supply building.

MR. ARGENIO: Howard, do you have any thoughts on it?

MR. BROWN: No.

MR. ARGENIO: You don't think it's necessary?

MR. BROWN: No.

MR. GALLAGHER: No, I don't think it's necessary.

MR. ARGENIO: I'll go with you guys.

MR. EDSALL: Mr. Chairman, just more fodder to the shot here, the distance that we're asking people to walk without a sidewalk is 25 feet the crossing and aisle of a parking lot.

MR. ARGENIO: If they can't do that they shouldn't be allowed to walk by themselves.

MR. EDSALL: That's identical to every other outside parking space on the site which you have to cross 25 feet.

MR. ARGENIO: Okay, I'll stop beating me up.

MR. EDSALL: Not beating you up, just making the record clear.

MR. ARGENIO: Greg, the building sprinklered, yes?

MR. SHAW: Absolutely, it's over 5,000 square feet.

MR. ARGENIO: Yeah, actually I should of read it, you have a comment here from Barney Bedetti, warehouse office will require sprinkler systems.

MR. SHAW: Building number one is under construction, the water and sewer have already been brought on the site, building number one being sprinklered, the water main is just going to extend back and sprinkler building number two.

MR. ARGENIO: Greg, on your pond in the back did you construct the original pond based on two buildings or is this going to require you to expand the size or the capacity of the pond?

MR. SHAW: When I prepared the storm water pollution prevention plan for building number one, it was based on the total build out of the site.

MR. ARGENIO: You built it big enough for both?

MR. SHAW: Absolutely, there's no other work that has to be done, it's large enough.

MR. ARGENIO: I will accept a motion. Did we take lead agency?

MR. EDSALL: You did on August 8.

MR. ARGENIO: Anybody feels it's appropriate, I will accept a motion that we declare a negative dec on North Plank Development.

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare negative dec under New York State SEQRA process for North Plank Development. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER AYE
MR. BROWN AYE
MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. ARGENIO AYE

MR. ARGENIO: Does anybody have anything else?

MR. SCHEIBLE: Can I just see that a minute again?

MR. SCHLESINGER: Greg, did you consider the size of your dumpster area? I know that the building up front is retail but comparative to the size of the building I think you need a bigger dumpster area, no?

MR. SHAW: What happens because a portion of the building at least 4,500 square feet is going to be warehouse it's going to be all inside storage.

MR. SCHLESINGER: Storage?

MR. SHAW: Yeah, if you have anything to store, I'm talking refuse, you'll be storing your refuse inside the building so it's not as if we have to have a massive refuse enclosure because we expect a lot of trash.

MR. SCHLESINGER: Storing refuse inside? I don't know what you mean.

MR. SHAW: If you have refuse to go out rather than putting a dumpster, you would just leave it inside your facility.

MR. SCHLESINGER: Who'd pick it up?

MR. SHAW: It would have to be private, you have to get a private cater and at that point you bring it outside the overhead door and have it picked up.

MR. ARGENIO: Neil, they have separate dumpster enclosures from one building to the other, that's one of the notes I wrote here.

MR. SCHLESINGER: I don't see that.

MR. ARGENIO: There's one in the front.

MR. SCHLESINGER: No, the, no, each building has a separate dumpster but what I'm saying I think I don't have a ruler, I'm not measuring, but both of the dumpster areas are about the same size, there's a retail store up front which, you know, it's going to have more of a significant amount of garbage but we don't know how who is going to rent the back building, you know, we don't know how much garbage, just a question on the size of the dumpster.

MR. ARGENIO: Mark, do you think there's an issue?

MR. EDSALL: No, to be honest with you, what we have done with the board's previous authorization is after there are specific users that are scheduled to come in if they ask to widen the dumpster enclosure again we take care of that as a field change so we don't have garbage running around the site.

MR. ARGENIO: If you do have garbage running around the site, Mike jumps them, he gets on their behind.

MR. EDSALL: Then they expand it then.

MR. SHAW: And the refuse enclosure both of them are 18 feet long by 6 feet wide which is pretty good dimensions and the reason they're both same size is that I only have so many details for refuse enclosures so I put the bigger one up front where maybe I should of went with a smaller one.

MR. SCHEIBLE: The only reason I wanted to look at that, Greg, was I could see upwards of ten tenants occupying this building, that's the way it looks to me, that looks like what the goal is, right, to have ten tenants occupy the building?

MR. SHAW: The building is 20 feet long.

MR. SCHEIBLE: Because you have partitions and looks like there's ten separate spaces to be occupied.

MR. SHAW: Let me ask Anthony you developed this plan and you had more contact with the development of the floor plan than myself, did they anticipate ten suites?

MR. COPPOLA: To be perfectly honest, the way John will look at it is what is the minimum space that's affordable and also there's, and the consideration of spacing of the steel, this is a structural steel building, so the columns will be, your structured bays will be 20 feet on center. Now, this 20 feet can be 25, it could be 30 or 50, but this is a concept to start with. Once your building is sprinklered like this there's no fire separations so it's very easy.

MR. ARGENIO: What's the answer to the question?

MR. COPPOLA: This is probably the minimum size you're going to have, I don't think you're going to have a size smaller than this.

MR. SHAW: What he's saying more than likely there will not be ten suites 20 feet wide, there will be different configurations.

MR. SCHEIBLE: We're talking about strictly storage, it's, we're not talking about going back to when they say retail office warehouse, will there be a possibility of a retail unit in between all this and/or an office space in between all these? Just curious.

MR. COPPOLA: In the front I think you're going to have a mixed bag, you're going to have, you could have a spot where there's like Greg said an electrical contractor who has an office next to him, could be someone selling hardwood flooring and he's got a small retail area.

MR. ARGENIO: He might have the hardwood floor stored in the back.

MR. COPPOLA: So there could be a retail use next to an office use, yes, but the back is pretty much all dedicated to the storage of what you're seeing in the front.

MR. ARGENIO: That's an awful expensive piece of property for that use that you're proposing.

MR. COPPOLA: Like Greg said, this is definitely the "B" building. The "A" building is the front building, going to get the higher rents there, it's more visible, it's nicer, this will be the "B" building.

MR. ARGENIO: Anything else relative to this plan? I think I've covered everything procedurally, excuse me, my two guys having a meeting on my right, anything else?

MR. EDSALL: We're just commenting, Mr. Chairman, that the type of use that fits very well is like your Granger type small store front where they pick up supplies, an electrical supply house.

MR. SHAW: Sherwood Tile.

MR. EDSALL: Small retail type.

MR. ARGENIO: Mike the carpet guy, Spar Floor.

September 26, 2007

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MR. EDSALL: That's the demand and that's going to fit nicely with that.

MR. ARGENIO: I'd like to keep this moving. If anybody sees fit, I will accept a motion for final approval subject to maintenance bond and that the fees be paid prior to a stamping.

MR. SCHLESINGER: Make a motion for final approval for North Plank Development Corporation subject to.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval to North Plank Development site plan on Temple Hill Road. No further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NORTH PLANK DEVELOPMENT CO. SITE PLAN AMENDMENT
(PROPOSED SECOND BUILDING ON APPROVED SITE)
PROJECT LOCATION: TEMPLE HILL (FREEDOM) ROAD (NYS ROUTE 300)
SECTION 68 – BLOCK 2 – LOT 12.22
PROJECT NUMBER: 07-21
DATE: 26 SEPTEMBER 2007
DESCRIPTION: THE APPLICATION PROPOSES CONSTRUCTION OF A 12,000 S.F.
BUILDING FOR RETAIL, OFFICE & WAREHOUSE USE. THE PLAN
WAS PREVIOUSLY REVIEWED AT THE 8 AUGUST 2007 PLANNING
BOARD MEETING.

1. For informational purposes, note that the original site plan (04-34) had a public hearing on 2/23/05, with such plan including two buildings. The application was reviewed at a total of four meetings, and was approved in final form on 2-28-07 with one of the buildings removed. Addition of the second building is note being “added back” as part of this amendment application. Overall, there is approximately 10% more total square footage with this plan.
2. The Planning Board may wish to classify this action as an “unlisted action” under SEQRA, and consider a “negative declaration” of environmental significance, based on the information presented and reviewed.
3. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD on 8-9-07 for review. I am not aware of any response from that department.
4. If the Board deems it appropriate to grant conditional final approval, I recommend the following conditions, in addition to those outlined by the Planning Board:
 - The Planning Board should require that a bond estimate be submitted for the key site improvements of this Site Plan in accordance with Chapter 137 of the Town Code. Applicants are advised that a list of acceptable unit prices is available from the Engineer for the Planning Board.

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- That a Maintenance Bond will be required for this Site Plan to guarantee the proper condition of the landscaping and other key site improvements of the site, with the bond term being three years from the date of the Certificate of Occupancy of the completed site (as per Code Section 300-86 C-11). (unless the Board determines such bond is not required).
- That all fees be paid prior to stamp of approval (inspection fees must be paid prior to start of any construction work).

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
NW07-21-26Sept07.doc



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

November 6, 2007

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTN: GREGORY SHAW, P.E.

SUBJECT: P.B. #07-21 NORTH PLANK DEV.

Dear Gregg:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 125.00
Check #2 - Amount over escrow posted.....	\$ 393.80
Check #3 - 2% of \$164,770.00 cost est..... inspect fee.....	\$ 3,295.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

FAXED

11/6/07 6: Shaw

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/06/2007

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LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 7-21
NAME: NORTH PLANK DEV CO
APPLICANT: NORTH PLANK DEV CO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2007	S.P. APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/06/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 7-21
NAME: NORTH PLANK DEV CO
APPLICANT: NORTH PLANK DEV CO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL--DUE
08/08/2007	P.B. MINUTES	CHG	56.00		
08/21/2007	REC.CK. #54378	PAID		750.00	
09/26/2007	P.B. MINUTES	CHG	105.00		
11/05/2007	P.B. ATTY FEE	CHG	245.00		
11/05/2007	P.B. ENGINEER FEE	CHG	737.80		
		TOTAL:	1143.80	750.00	393.80

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/06/2007

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LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 7-21
NAME: NORTH PLANK DEV CO
APPLICANT: NORTH PLANK DEV CO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2007	2% OF \$164,770. INSPECT F	CHG	3295.00		
			-----	-----	-----
		TOTAL:	3295.00	0.00	3295.00

NORTH_PLANK_DEVELOPMENT_CO._ (07-21)

MR. ARGENIO: Next is North Plank Development and again this is Mr. Shaw. The application proposes construction of the 12,000 square foot building for retail office and warehouse use. The plan was reviewed on concept basis. For my fellow members, this is that piece of property adjacent to Orange County Ironworks over on Route 300 just down the road a bit I think they did start construction. What essentially they want to do from my understanding of this is they had approval to do two buildings, we had a public hearing based on two buildings, I think the commentary from the public we received was relatively limited subsequent and Greg if I misspeak correct me subsequent to that they cut it back to one building. Now apparently marketing forces and the like have compelled them to go back to the original two building scenario. So having said that, Greg, what do you have for us?

MR. SHAW: Again, just to give you a recap we originally came in to this board in 2004-2005 with a scheme having two buildings, a building in each location as shown on this plan. That drawing was referred out to the County. We had a public hearing on the drawings reflecting both buildings. And after the public hearing, the applicant decided just to move forward with one building. So we amended the site plan, we came in for one building, actually, the building got bumped up before we got final approval from 6,600 to 7,200 square feet that's approved, everything from this portion of the site towards the road is approved by this board. Also the storm water management facility is approved by this board and a storm water pollution prevention plan in place along--

MR. ARGENIO: Let me interrupt you for one second. The original plan with the two buildings during the review process did your applicant decide to not apply for the two buildings or did you receive final approval on the

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two buildings and then elect not to do the second one?

MR. SHAW: Final approval on one and only one building, the balance behind it was just going to be grass.

MR. ARGENIO: Got it.

MR. SHAW: So what we have now is a second application very simply for the second building. Again, everything in this portion is approved as in the rear with the storm water management and what we'd like to do is have this board eventually approve 12,000 square foot building. Now I'd like to point out that it's slightly larger than what you had the public hearing on, the building that you had the public hearing on was 10,200 square feet and was going to be all office or retail. This building has now been increased 1,800 square feet.

MR. ARGENIO: From the original proposal?

MR. SHAW: Correct. Okay, to a total of 12,000 and the use is going to be a little different. The original pitch that we made to the board was going to be all office and retail, this is going to be flex space, could be retail, could be office but it's going to be warehouse also.

MR. ARGENIO: It will be in compliance with zoning?

MR. SHAW: Correct. All right, so with that, the parking demands were not as great, we were able to reduce the number of parking spaces and elongate the build a little bit. There's no more impervious area today than there was two years ago, we just eliminated some parking cause we don't need it all cause a portion of the building is going to be warehouse. So the application very simply is for a 12,000 square foot building with its associated parking for either office and retail and warehouse use and the projections that I have on the drawing out of the 12,000 square feet is

7,500 for office and retail and 4,500 square feet of the building will be for warehouse.

MR. ARGENIO: Says here that Mark's, Greg, the original SWPPP did consider the second building.

MR. SHAW: The original SWPPP did consider the second building and this one was designed for the total buildout of the site, this board accepted the SWPPP and reviewed it. With this new application for the second building we submitted a revised SWPPP, okay, which now reflects not just proposed impervious area but this actual drawing that's before you and that was submitted to this board along with this plan.

MR. ARGENIO: What necessitates that if you have less impervious area again?

MR. SHAW: Just to make the picture a little bit more clear with what happened we needed to get coverage with respect to the first building and to do that I completed a notice of intent and in filling out the notice of intent it forced me to bring this other building and this parking into the equation and in doing so now I have a SWPPP that doesn't match the notice of intent. So I thought it would be simpler to complete it, revise the SWPPP and now everything's consistent.

MR. ARGENIO: Do you have that, Mark?

MR. EDSALL: I just made a note to look for it, I don't remember seeing it.

MR. SHAW: Oh, it's there.

MR. EDSALL: I don't doubt Mr. Shaw.

MR. ARGENIO: I have bad news for you and you probably know this already because you're a fairly astute guy,

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because of the increase in area, I think it is or square footage I think it's likely you have to go back to the County.

MR. SHAW: I would agree.

MR. ARGENIO: Oh, you would agree?

MR. SHAW: Yeah, I expect to go back to the County.

MR. ARGENIO: Am I right when I say that?

MR. CORDISCO: Yes, sir.

MR. SHAW: For the 1,800 square feet we're willing to wait the extra month to have it referred to the County and return in a month.

MR. ARGENIO: I've been doing all the talking. Any of the other members have any questions?

MR. SCHLESINGER: Do you have this laid out with the warehouse on the long side of the building?

MR. SHAW: It's this area here would have the overhead doors and would have the entrance in for the warehouse so where you have the bulk of the parking would be office/retail and the rear would be where your warehouse would be.

MR. SCHLESINGER: And you have enough room for tractor trailers?

MR. SHAW: They're not going to be tractor trailers, okay, they're going, it's going to be similar, maybe an electrical contractor who needs a little bit of an office and an area to store his supplies and material in.

MR. ARGENIO: Conduit and things of that nature.

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MR. SCHLESINGER: So is that then a plumber or electrical contractor falls under warehouse?

MR. SHAW: Yes, they call it flex space.

MR. ARGENIO: I'll accept a motion that the town declare, Town of New Windsor declare itself lead agency under SEQRA review.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency under the SEQRA process.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I'm going to poll the board on the public hearing, let's try and--

MR. VAN LEEUWEN: It's mandatory.

MR. ARGENIO: Wait a second, I don't know that it is, no, it's, not mandatory and the comment I would make is that we had a public hearing and there were two buildings on the plan for the public hearing but this is a new game, they're adding another 1,200 square feet so I'm going to poll the room or poll the board and see how they feel about it. Neil, do you have any thoughts on that?

MR. SCHLESINGER: What do we have, Strober King on one side and Orange County steel?

MR. SHAW: Nobody was at the public hearing.

MR. ARGENIO: That's correct, I verified that.

MR. SCHLESINGER: I don't see any reason to have a public hearing.

MR. BROWN: I don't think so.

MR. GALLAGHER: We can waive it.

MR. VAN LEEUWEN: Fine with me.

MR. ARGENIO: Accept a motion we waive.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded we waive the public hearing.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: We have nothing yet from highway and nothing yet from fire.

MR. BABCOCK: Highway--

MR. EDSALL: You won't get highway.

MR. ARGENIO: I'm sorry, I'm sorry, give me a break here. We have nothing yet from fire. Greg, I'm going to make a comment though I do believe, I believe you could do better, I don't want to use the term I too much on the landscaping around the pond.

MR. VAN LEEUWEN: Little on the cheap side.

MR. ARGENIO: Little on the light side. I'm not telling you what to do. I understand it's in the back, I understand the Thruway and the railroad are in the back.

MR. SHAW: Well, to be perfectly honest I'd have to look at the plan, that pond and its landscaping were approved with the first building. This drawing does not reflect all of the improvements that go with the first building, these drawings were, reflect the improvements with the second building.

MR. ARGENIO: I'm looking at the landscaping plan and I see ten plantings.

MR. SHAW: To be honest I don't know whether that reflects all the plantings cause that's an improved site plan. If you want when I return back to you I can bring you a landscaping plan of what you have approved and if you want to embellish it we can.

MR. ARGENIO: I don't want to do that I want you to bring what we approved. I'd like you to if possible incorporate suggestions that I just made into that.

MR. SHAW: Okay, if it's only what's indicated on that plan, if it's only indicated on the plan that you're looking at.

MR. ARGENIO: If the original plan indicated the same amount of plantings that are shown here.

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MR. SHAW: It has to be bumped up.

MR. ARGENIO: Yes.

MR. SHAW: But if that really does not reflect the landscaping for that pond then we'll talk about it.

MR. ARGENIO: Correct.

MR. SHAW: That's absolutely fine.

MR. ARGENIO: We're going to see this again, he's got to go to Orange County Planning. Mark, is there anything else that we can work through procedurally? I really don't see anything here.

MR. EDSALL: No, I think you've gone as far as you can tonight.

MR. ARGENIO: Anybody else have any comments on it? Greg, I don't know what else I can do for you.

MR. SHAW: The board has the two major issues was lead agency referral to the County and the public hearing issue. With that, I'll be back in a month.

MR. ARGENIO: Thank you for coming in.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

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WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NORTH PLANK DEVELOPMENT CO. SITE PLAN AMENDMENT
(PROPOSED SECOND BUILDING ON APPROVED SITE)
PROJECT LOCATION: TEMPLE HILL (FREEDOM) ROAD (NYS ROUTE 300)
SECTION 68 – BLOCK 2 – LOT 12.22
PROJECT NUMBER: 07-21
DATE: 8 AUGUST 2007
DESCRIPTION: THE APPLICATION PROPOSES CONSTRUCTION OF A 12,000 S.F.
BUILDING FOR RETAIL, OFFICE & WAREHOUSE USE. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS.

1. The Planning Board previously approved (at the 12-13-06 meeting) a building on the front portion of the site (as application 04-34). A revised site plan was reapproved on 2-28-07. It is important to note that application 04-34 was originally considered with an overall site design with 17,400 s.f., (7200 + 10,200) and a public hearing was held on 2-23-05 for that total square footage with two (2) buildings. Subsequent to the hearing, and prior to final approval, the applicant revised the application to just the front building, which had gone down to 6600 sf., and then was revised back to the 7200 sf.

This application, which can be considered an amendment, "re-proposes" the second building on the site, now proposed as the 12,000 s.f. building noted above (increased from original size of 10,200 s.f.) The new total square footage is approximately 10% greater than the original application.

2. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

4. This project is adjacent to NYS Route 300 and, as such, this application must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
5. A curb-cut already exists to this site. Use of the property is being expanded. As such, it is appropriate that the Board consider whether submittal of this application/plan to the NYSDOT is appropriate, or if prior referrals are adequate.
6. The application involves non-single family development with disturbance greater than one acre and, as such, the application is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs). A full SWPPP is required. It is my understanding that the SWPPP submitted for the original application considered this second building development. The applicant's engineer should verify the same and that the SWPPP is still applicable.
7. As per the 911 Policy of the Town, this project will require the assignment of a street address and numbering for the second building. This should be coordinated thru the Fire Inspector's Office.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
NW07-21-08Aug07.doc

**RESOLUTION ADOPTING A NEGATIVE DECLARATION
FOR AN AMENDED SITE PLAN APPLICATION**

*North Plank Development Co. Site Plan Amendment
(Proposed Second Building on Approved Site)
PB #07-21*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of an amended site plan by North Plank Development Company, L.L.C. (the "applicant") for a project described as the "North Plank Development Co. Site Plan Amendment";

WHEREAS, the subject site consists of 3.014 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 68, block 2, and lot 12.22 (SBL 68-2-12.22); and

WHEREAS, the action involves a request for an amended site plan approval for a building for retail, office and warehouse use; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, on August 8, 2007 the Planning Board waived the public hearing; and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and the OCDP responded on September 26, 2006 recommending approval subject to certain conditions, which the Planning Board overrode; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials,

including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed amended site plan consisting of seven sheets, prepared by Shaw Engineering dated May 31, 2007, with no revisions; and

WHEREAS, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of the amended site plan.

NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

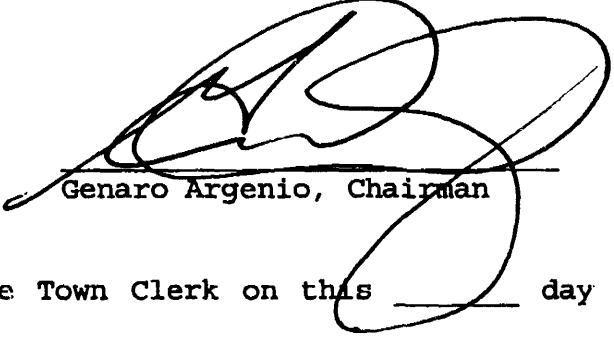
Upon motion made by Member _____, seconded by Member _____, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	Aye	Nay	Abstain	Absent
Member, Howard Brown	Aye	Nay	Abstain	Absent
Member, Neil Schlesinger	Aye	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	Absent
Chairman, Genaro Argenio	Aye	Nay	Abstain	Absent

Alternate, Henry Schieble

Aye Nay Abstain Absent

Dated: October 24, 2007
New Windsor, New York



Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this _____ day
of October, 2007.

Deborah Green
Town Clerk

**RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL
FOR A COMMERCIAL BUILDING**

*North Plank Development Co. Site Plan Amendment
(Proposed Second Building on Approved Site)
PB #07-21*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of an amended site plan by North Plank Development Company, L.L.C. (the "applicant") for a project described as the "North Plank Development Co. Site Plan Amendment";

WHEREAS, the subject site consists of 3.014 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 68, block 2, and lot 12.22 (SBL 68-2-12.22); and

WHEREAS, the action involves a request for an amended site plan approval for a building for retail, office and warehouse use; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, on August 8, 2007 the Planning Board waived the public hearing; and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and the OCDP responded on September 26, 2007 recommending approval subject to certain conditions, which the Planning Board overrode; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials,

including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed amended site plan consisting of seven sheets, prepared by Shaw Engineering dated May 31, 2007, with no revisions; and

WHEREAS, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of site plan.

NOW, THEREFORE, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the amended site plan subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the site plan to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit an estimate for the costs of the common improvements, which estimate shall be reviewed and approved by the Planning Board engineer;
5. The applicant shall provide performance security in amount and form acceptable to the Planning Board engineer and attorney;
6. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plat for signature within six months of the date of this resolution.

Upon motion made by Member _____, seconded by Member _____, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher

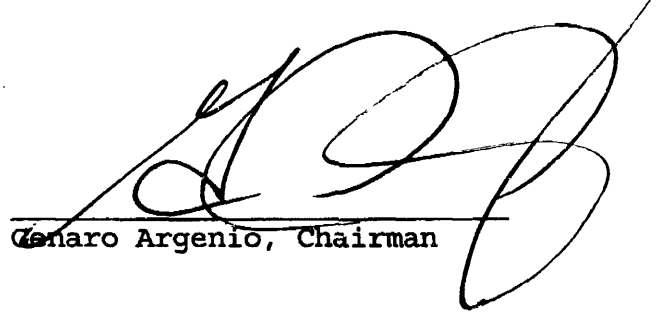
Aye Nay Abstain Absent

Member, Howard Brown	Aye	Nay	Abstain	Absent
Member, Neil Schlesinger	Aye	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	Absent
Chairman, Genaro Argenio	Aye	Nay	Abstain	Absent

- - -

Alternate, Henry Schieble	Aye	Nay	Abstain	Absent
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Dated: October 24, 2007
 New Windsor, New York



Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this _____ day
of October, 2007.

Deborah Green
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD
COUNTY OF ORANGE**

NEGATIVE DECLARATION

North Plank Site Plan Amendment

PB # 7-21

(S-B-L: 68-2-12.22)

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: North Plank Site Plan Amendment
Action Type: Unlisted Action; Uncoordinated Review
Location: Town of New Windsor, County of Orange
Location: Temple Hill Road (Route 300)
Zoning District: C – Commercial
Tax Map Parcel: Section 68, Block 2, Lot 12.22

Summary of Action:

The action involves a request for amended site plan approval to add a 12,000 square foot building for retail, office and warehouse use to an existing commercial site.

Reasons Supporting the Negative Declaration:

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting amended site plan approval to this site plan application.

With respect to traffic patterns, traffic safety and emergency access, the proposed lots will have access to Route 300, which is a state road. With respect to water and sewer resources, the lot will be served by public water and sewer. The site does not constitute significant habitat area for flora or fauna. The proposed site plan is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Neither solid waste generation, energy consumption, nor public service demands would be significant or excessive for the new office building. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: October 24, 2007
Agency Address: Town of New Windsor Planning Board
Town Hall – 555 Union Avenue
New Windsor, New York 12553
Tel. (845) 563-4615
Contact Person: Genaro Argenio, Planning Board Chairman

Shaw Engineering

P.B. # 07-21
C.C. M.E.
Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

October 26, 2007

Chairman Genaro Argenio and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Retail / Office Building for North Plank Development Company, LLC. (Building No. 2)
U.S. Route 300 (Temple Hill Road)

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for Building No. 2 of the North Plank Development Company, LLC. Our Estimate is as follows:

CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Erosion Control	1.2 Ac	\$ 2,000	\$ 2,400
Catch Basin	3	\$ 2,700	\$ 8,100
15" Storm Water Pipe	323 L.F.	\$ 30	\$ 9,690
Paving & Base	3,274 S.Y.	\$ 20	\$ 65,480
Parking Space Striping	1,083 L.F.	\$ 0.50	\$ 542
Handicapped Sign & Striping	4	\$ 225	\$ 900
Concrete Curbing	1,124 L.F.	\$ 18	\$ 20,232
6' Wide Concrete Sidewalk	190 S.Y.	\$ 40	\$ 7,600
Refuse Enclosure	1	\$ 5,000	\$ 5,000

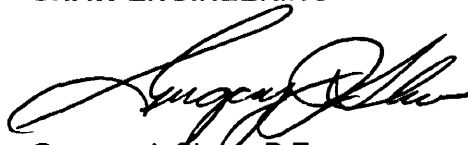
<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
6" Sewer Main	318 L.F.	\$ 27	\$ 8,586
6" Water Main	145 L.F.	\$ 50	\$ 7,250
 Pole With Single Luminaire	6	\$ 1,500	\$ 9,000
Wall Pak Luminaire	13	\$ 500	\$ 6,500
 Landscaping Trees	26	\$ 250	\$ 6,500
Landscaping Shrubs	52	\$ 36	\$ 1,872
Topsoil & Seeding	853 S.Y.	\$ 6	\$ 5,118
Total			\$ 164,770

TOTAL CONSTRUCTION ESTIMATE:**\$ 164,770**

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 3,295.00

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

Cc: North Plank Development Company, LLC

Date	Received From/Paid To	Che#	General	Bld	Trust Activity	Activity	Balance
Entry #	Explanation	Rec#	Disbs	Inv#	Acc	Repts	Disbs
12132	TOWN OF NEW WINDSOR						
6085934	TEMPLE HILL ROAD (NORTH PLANK ROAD DEVELOPME						
Aug 8/2007	Lawyer: DRC 0.20 Hrs X 175.00			35.00	4651		
86803	REVIEW M EDSALL'S COMMENTS PB# 07-21						
Aug 8/2007	Lawyer: DRC 0.30 Hrs X 175.00			52.50	4651		
86804	REVIEW APPLICATION MATERIALS PB# 07-21						
Aug 8/2007	Lawyer: DRC 0.30 Hrs X 175.00			52.50	4651		
86828	ATTEND AUGUST PLANNING BOARD MEETING PB# 07-21						
Sep 10/2007	Billing on Invoice 4651		0.00		4651		
91931	FEES 140.00						
Sep 26/2007	Lawyer: DRC 0.20 Hrs X 175.00			35.00	5006		
95900	REVIEW REVISED PLANS PB# 07-21						
Sep 26/2007	Lawyer: DRC 0.20 Hrs X 175.00			35.00	5006		
95903	REVIEW M EDSALL'S COMMENTS PB# 07-21						
Sep 26/2007	Lawyer: DRC 0.10 Hrs X 175.00			17.50	5006		
95960	REVIEW 239 REPORT PB# 07-21						
Sep 26/2007	Lawyer: DRC 0.10 Hrs X 175.00			17.50	5006		
95961	TELEPHONE CONFERENCE W/ G SHAW						
Oct 1/2007	TOWN OF NEW WINDSOR	011494	140.00				
95822	PMT - PAYMENT ON ACCOUNT						
Oct 9/2007	Lawyer: DRC 0.40 Hrs X 175.00			70.00			
98061	AGGREGATE TIME SPENT PREPARING THE RESOLUTIONS ADOPTING THE NEGATIVE DECLARATION AND GRANTING SUBDIVISION APPROVAL PB# 07-21						
Oct 16/2007	Billing on Invoice 5006		0.00		5006		
99202	FEES 105.00						
Oct 22/2007	Lawyer: DRC 0.40 Hrs X 175.00			70.00			
100922	PREPARE RESOLUTIONS ADOPTING THE NEGATIVE DECLARATION AND GRANTING SITE PLAN APPROVAL PB# 07-21						
Oct 22/2007	Lawyer: DRC 0.30 Hrs X 175.00			52.50			
100923	PREPARE THE NEGATIVE DECLARATION PB# 07-21						

TOTALS	CHE	+	RECOV	+	FEES	=	TOTAL	DISBS	+	FEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		192.50		192.50	0.00		245.00		0.00		140.00		105.00	0.00

REPORT SELECTIONS - Client Ledger

Layout Template Default
 Requested by Rose Thoma
 Finished Wednesday, October 24, 2007 at 01:41:57 PM
 Ver 8.20c
 Matters 6085934
 Clients All
 Major Clients All
 Client Intro Lawyer All
 Matter Intro Lawyer All
 Responsible Lawyer All
 Assigned Lawyer All
 Type of Law All
 Select From Active, Inactive Matters
 Matters Sort by Default
 New Page for Each Lawyer No
 New Page for Each Matter No
 No Activity Date Dec 31/2199
 Firm Totals Only No
 Totals Only No
 Entries Shown - Billed Only No
 Entries Shown - Disbursements Yes
 Entries Shown - Receipts Yes
 Entries Shown - Time or Fees Yes
 Entries Shown - Trust Yes
 Incl. Matters with Retainer Bal No
 Incl. Matters with Neg Unbld Disb No
 Trust Account All
 Working Lawyer All
 Include Corrected Entries No
 Show Check # on Paid Payables No
 Show Client Address No
 Consolidate Payments No
 Show Trust Summary by Account No
 Printed from Register

AS OF: 11/01/2007

CHRONOLOGICAL JOB STATUS REPORT

PAGE: 1

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 7- 21

FOR ALL WORK ON FILE:

TASK-NO	REC	DATE	TEAM	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
7-21	344472	06/13/07	TIME	MJE	MC	KVW APP ISSUES/MM	119.00	0.40	47.60			
7-21	345282	06/20/07	TIME	MJE	WS	N PLANK S/P PM II	119.00	0.40	47.60			
7-21	349394	07/20/07	TIME	MJE	PM	MTO/SENR:N.PLANK APP	119.00	0.30	35.70			
7-21	352032	08/04/07	TIME	MJE	MR	N.PLANK DEV S/P AM	119.00	1.00	119.00			
7-21	352039	08/05/07	TIME	MJE	MR	N.PLANK DEV S/P AM	119.00	0.30	35.70			
7-21	352929	08/08/07	TIME	MJE	MC	N.PLANK COMM-ENGR	119.00	0.20	23.80			
7-21	352942	08/08/07	TIME	MJE	PM	NORTH PLANK W/GA	119.00	0.30	35.70			
7-21	352949	08/08/07	TIME	MJE	MM	NORTH PLANK	119.00	0.40	47.60			
7-21	352936	08/09/07	TIME	MJE	AA	OCDF REF NORTH PLANK	119.00	0.40	47.60			
									440.30			
7-21	353508	08/15/07				BILL 07-2170					-440.30	
											-440.30	
7-21	380478					PD/CR 07-2170 PD 08/27/07			440.30			
7-21	359172	09/22/07	TIME	MJE	MR	N.PLANK S/P	119.00	0.40	47.60			
7-21	360384	09/24/07	TIME	MJE	MR	N.PLANK S/P	119.00	0.40	47.60			
7-21	360389	09/25/07	TIME	MJE	MR	KVS N. PLANK COMM	119.00	0.30	35.70			
7-21	360391	09/25/07	TIME	MJE	MC	MM:AGENCY RESPONSES	119.00	0.20	23.80			
7-21	360393	09/25/07	TIME	MJE	PM	NORTH PLANK W/GA	119.00	0.20	23.80			
7-21	360369	09/26/07	TIME	MJE	MM	N.PLANK	119.00	0.30	35.70			
7-21	360401	09/26/07	TIME	MJE	MC	N.PLANK W/GJS	119.00	0.20	23.80			
7-21	361716	09/26/07	TIME	MJE	MM	N Plank Cond APPL	119.00	0.10	11.90			
									249.90			
7-21	382301	10/25/07				BILL 07-2841					-249.90	
											-249.90	
7-21	383373	11/01/07	TIME	MJE	MC	Cost Est & Closeout	119.00	0.40	47.60			
						TASK TOTAL			737.80	0.00	-690.20	47.60
						GRAND TOTAL			737.80	0.00	-690.20	47.60

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/21/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 7-21
NAME: NORTH PLANK DEV CO
APPLICANT: NORTH PLANK DEV CO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/21/2007	REC.CK. #54378	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*Rec 9-6
Plunk*

P.B. #07-21 Escrow

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

North Plank Development Co. LLC
5020 Route 9W
Newburgh, NY 12550

CHASE 565-2800
JPMorgan Chase Bank, N.A.
5020 Route 9W
Newburgh, N.Y. 12550

54378

Date
06/18/2007

*** Seven Hundred Fifty Dollars And Zero Cents ***

Amount
\$750.00

Pay To The Order of
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

Town fee for 153 Temple Hill Road Rear Building

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT
" 54378 " 10214106371 6801581054 "

Security Features Included

SECURED SECURED
SECURED SECURED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2007

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 7-21

NAME: NORTH PLANK DEV CO

APPLICANT: NORTH PLANK DEV CO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/20/2007	MUNICIPAL HIGHWAY	/ /	
ORIG	09/20/2007	MUNICIPAL WATER	/ /	
ORIG	09/20/2007	MUNICIPAL SEWER	/ /	
ORIG	09/20/2007	MUNICIPAL FIRE	09/26/2007	APPROVED
		. WAREHOUSE/OFFICE WILL REQUIRE		SPRINKLER SYSTEM THROUGHOUT
ORIG	09/20/2007	NYS DOT	/ /	

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Kenneth Schermerhorn, Asst. Fire Inspector

SUBJECT: PB-07-21
153 Temple Hill Rd.
SBL: 68-2-12.22

DATE: September 26, 2007

Fire Prevention Reference Number: FPS-07-021

A review of the above referenced plan has been conducted and is approved.

*** Note: Warehouse/Office will require sprinkler system & throughout**

**COUNTY OF ORANGE****DEPARTMENT OF PLANNING**

EDWARD A. DIANA
COUNTY EXECUTIVE

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com/planning

DAVID CHURCH, A.I.C.P.
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L. MORN REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: Town of New Windsor
Applicant: North Plank Development LLC
Proposed Action: Site Plan Amendment
Reason for Review: Within 500 Ft of NYS RT 300
Date of Full Statement: August 23, 2007

Reference/County ID No.: NWT 34-07M + NWT05-05M
County Tax ID: S: 68 B: 2 L: 12.22

Comments: The Department has received the above site plan and has found no evidence that intermunicipal or countywide impacts would result from its approval. We offer the following comments for your consideration:

1. The proposed site plan appears to be consistent with the County Comprehensive Plan and local laws.
The County recommends that provisions be made for the safe crossing of pedestrians between the two facilities on this site, such as a crosswalk. The current plan shows a sidewalk surrounding the existing building and has provisions for a sidewalk surrounding the proposed building yet fails to link the two. Linking the two sidewalks will provide pedestrians a safe route across the parking lot so they can utilize both facilities.
3. The site should provide provisions for access management. Specifically the site should be connected to the adjoining commercial use property. This will allow interconnectivity for patrons of both businesses. This recommendation is consistent with the access management principles of reducing interference with through traffic and limiting the number of conflict points.
4. Having no further comments, from a County perspective, the department recommends that the Planning Board proceed with its review process.

County Recommendation: Approval subject to modification of site plan as per comments 2 & 3

Date: September 12, 2007
Prepared by: Todd Cohen


David Church, AICP
Commissioner of Planning

IMPORTANT NOTE: As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.



REPORT OF FINAL LOCAL ACTION

To: Orange County Department of Planning
124 Main Street
Goshen, NY 10924

From: Town of New Windsor Planning Board

Date:

Subject: GML 239 Referral ID# NWT35-07M
Name of project: Fumarola - subdivision

As stated in Section 239 of the General Municipal Law of the State of New York State, within thirty days of taking final action in regard to a required referral to the Orange County Planning Department, the local referring agency shall file a report as to the final action taken. In regard to the proposed action described above, the following final action was taken:

_____ Our local board **approved** this action on _____.

_____ Our local board **approved** this action **with modifications** on _____.
Briefly, the modifications consisted of:

_____ Our local board **disapproved** this action on _____.
Briefly, the reasons for disapproving this action were:

_____ The proposal was **withdrawn**.

Additional space for comments on actions:



RESULTS OF P.B. MEETING OF: August 8, 2007

PROJECT: North Plank Dev.

P.B. # 07-21

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y ☐ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

TAKE LEAD AGENCY: Y ☐ N ☐

CARRIED: Y ☐ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

CARRIED: Y ☐ N ☐

PUBLIC HEARING: WAIVED: ☐ CLOSED: ☐ FINAL: ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐ SCHEDULE P.H.: Y ☐ N ☐

SEND TO O.C. PLANNING: Y ☐ RETURN TO WORK SHOP: Y ☐ N ☐

SEND TO DEPT. OF TRANS: Y ☐ REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

APPROVAL:

CONCEPTUAL: ☐ PRELIMINARY: ☐ COND. FINAL: ☐ FINAL ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED: ☐

NEED NEW PLANS: Y ☐ N ☐

CONDITIONS - NOTES:

wave the Public Hearing
Greg will bring back Landscaping plan w/ more plantings

** - Need Fire approval*
DOT ok'd

MEETING DATE: _____

Orange County Department of Planning
Application for Mandatory County Review of Local Planning Action
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.
To be signed by Local Official.

MUNICIPALITY: T/New Windsor

TAX MAP ID: 68-2-12.22
(Section-Block-Lot)

Local File #: 07-21
Please refer to this number in any correspondence.

Project Name: North Plank Development Co Site Plan Amendment

Applicant: North Plank Development LLC
Address: 5020 NYS Rt. 9W, Newburgh, NY 12550

Send Copy of Letter to Applicant: (check one)
Yes ☒ No ☐

Attorney, Engineer, Architect: Shaw Engineering, Newburgh, NY 12550

Location of Site: Temple Hill (Freedom) Road (NYS Rt. 300), north of "5-corners"
(Street, highway, nearest intersection)

Size of Parcel: 3.01 Acres

Existing Lots: 1

Proposed Lots/Units: 1

Present Zoning District: C

TYPE OF REVIEW:

☒ Site Plan (SP): Site Plan Amendment - Proposed 2nd building on existing approved site

☐ Special Use Permit* (SUP) _____

☐ Variance* USE (UV): _____

AREA (AV): _____

☐ Zoning District Change* From: _____ To: _____

☐ Zoning Amendment To Section: _____

☐ Subdivision: Major _____ Minor _____

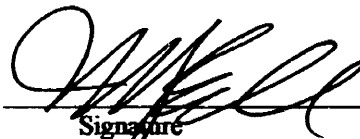
☐ Sketch

☐ Preliminary

☐ Final (Please indicate stage)

☒ Other Comments: Project was previously submitted to OCDP with two buildings (see attached). Applicant subsequently only sought approval for front building. This amendment application now proposes (again) 2nd building with increase in square footage, and revision to use (now proposed as "flex space" with mix of office, retail and warehouse.

Date: 08-09-07


Signature

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

* Cite Section of Zoning Regulations where pertinent.

FOR COUNTY USE ONLY

County ID# _____

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 04-34 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: 2-23-05

City, Town or Village Board _____ Planning Board X Zoning Board _____

2. Owner: Name: North Plank Development LLC
Address: 5020 NYS Rt. 9W, Newburgh, NY 12550

3. Applicant * Name: same
Address: _____

*If applicant is owner, leave blank

4. Location of Site: Temple Hill Road (NYS Rt. 300), north of "5-corners"
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 68 Block: 2 Lot: 12.22

Present Zoning District: C Size of Parcel: 3.0 Acres

5. Type of Review: _____

***Site Plan

Zone Change: From BLANK

To: BLANK

Zoning Amendment: To Section _____

**Subdivision: Number of Lots/Units _____

***Site Plan: Use Proposed Retail and Office (17,400 total s.f.)

Date: 2-18-05

Signature & Title: _____

Mark J. Edsall, P.E.,
Planning Board Engineer



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com
planning@co.orange.ny.us

DAVID E. CHURCH, AICP
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING 239 L. M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor Town PB

Reference No.: NWT05-05M

Applicant: North Plank Development

Parcel I.D.: 68-2-12.22

Proposed Action Site Plan

State, County, Inter-municipal Basis for Review: Within 500 ft of NYS RT 300

Comments: The Department has received the above site plan, and offer the following:

- The activity will have no major impact upon State or County facilities nor have any significant inter-municipal issues.
- It is also consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department has no further comments and recommends that the Planning Board proceed with its decision-making review process.

Related Reviews and Permits:

County Action:

Local Determination

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: March 2, 2005

Reviewed By: Kathy V. Murphy, Planner


Commissioner of Planning

CC: ME

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PA 2007-490
07-21

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 68 Block 2 Lot 12.22

BUILDING DEPARTMENT REFERRAL NUMBER _____

New Office/Retail/Warehouse Building for

1. Name of Project North Plank Development Company, LLC

2. Owner of Record North Plank Development LLC Phone 565-2800

Address: 5020 NYS Route 9W, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695 561-3027
(Name) (Phone) (fax)

7. Project Location: On the west side of Temple Hill Road
(Direction) (Street)

8. Project Data: Acreage 3.01 Zone C School Dist. Newburgh Consolidated

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) The construction of a 12,000 SF building for retail/office and warehouse use along with parking and other associated site improvements.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

19 DAY OF JUNE

ROBERT W. DAVIES, JR.
NOTARY PUBLIC
ORANGE COUNTY, NEW YORK
01DA4628056
EXPIRES 12/31/2016

(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

NOTARY PUBLIC

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

North Plank Development LLC, ^{it conducts business} ~~deposes and says that he resides~~
(OWNER)

at 5020 NYS Route 9W, Newburgh in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that ^{it} ~~he~~ is the owner of property tax map

(Sec. 68 Block 2 Lot 12.22)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that ~~he~~ designates:
it

(Agent Name & Address)

Gregory J. Shaw, P.E., 744 Broadway, Newburgh, NY 12550
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:


Owner's Signature (MUST BE NOTARIZED)

14 DAY OF June 2007


NOTARY PUBLIC

KENNETH W. DAVIES, JR.
NOTARY PUBLIC's Signature (If Applicable)
ORANGE COUNTY, NEW YORK
01DA4628056
EXPIRES 12/31/2010

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).**

SAMPLE:



3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. NA Properties within 500' of site
11. NA Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. NA Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. NA Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|-----------------------|-------------------------------------|
| 22. | <u> X </u> | Landscaping |
| 23. | <u> X </u> | Exterior Lighting |
| 24. | <u> X </u> | Screening |
| 25. | <u> X </u> | Access & Egress |
| 26. | <u> X </u> | Parking Areas |
| 27. | <u> X </u> | Loading Areas |
| 28. | <u> X </u> | Paving Details (Items 25 - 27) |
| 29. | <u> X </u> | Curbing Locations |
| 30. | <u> X </u> | Curbing through section |
| 31. | <u> X </u> | Catch Basin Locations |
| 32. | <u> X </u> | Catch Basin Through Section |
| 33. | <u> X </u> | Storm Drainage |
| 34. | <u> X </u> | Refuse Storage |
| 35. | <u> X </u> | Other Outdoor Storage |
| 36. | <u> X </u> | Water Supply |
| 37. | <u> X </u> | Sanitary Disposal System |
| 38. | <u> X </u> | Fire Hydrants |
| 39. | <u> X </u> | Building Locations |
| 40. | <u> X </u> | Building Setbacks |
| 41. | <u> NA </u> | Front Building Elevations |
| 42. | <u> X </u> | Divisions of Occupancy |
| 43. | <u> NA </u> | Sign Details |
| 44. | <u> X </u> | Bulk Table Inset |
| 45. | <u> X </u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u> X </u> | Building Coverage (sq. ft.) |
| 47. | <u> X </u> | Building Coverage (% of total area) |
| 48. | <u> X </u> | Pavement Coverage (sq. ft.) |
| 49. | <u> X </u> | Pavement Coverage (% of total area) |
| 50. | <u> X </u> | Open Space (sq. ft.) |
| 51. | <u> X </u> | Open Space (% of total area) |
| 52. | <u> X </u> | No. of parking spaces proposed |
| 53. | <u> X </u> | No. of parking spaces required |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

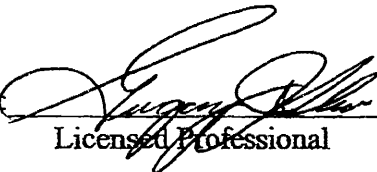
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

6/25/2007
Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

PROJECT ID NUMBER

617.20
APPENDIX C

SEQR

STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
for UNLISTED ACTIONS Only**PART 1 - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR North Plank Development Company LLC	2. PROJECT NAME New Retail/Office/Warehouse Building For Nort
3. PROJECT LOCATION: Town Of New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map West side of Temple Hill Road (NYS Route 300) south of its intersection with Old Temple Hill Road	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: The construction of a 12,000 SF building for retail/office and warehouse use along with parking with other associated site improvements	
7. AMOUNT OF LAND AFFECTED: Initially 3.0 acres Ultimately 3.0 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name North Plank Development Company LLC Date: 6/25/2007 Signature <i>[Signature]</i> Engineer For Applicant	

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

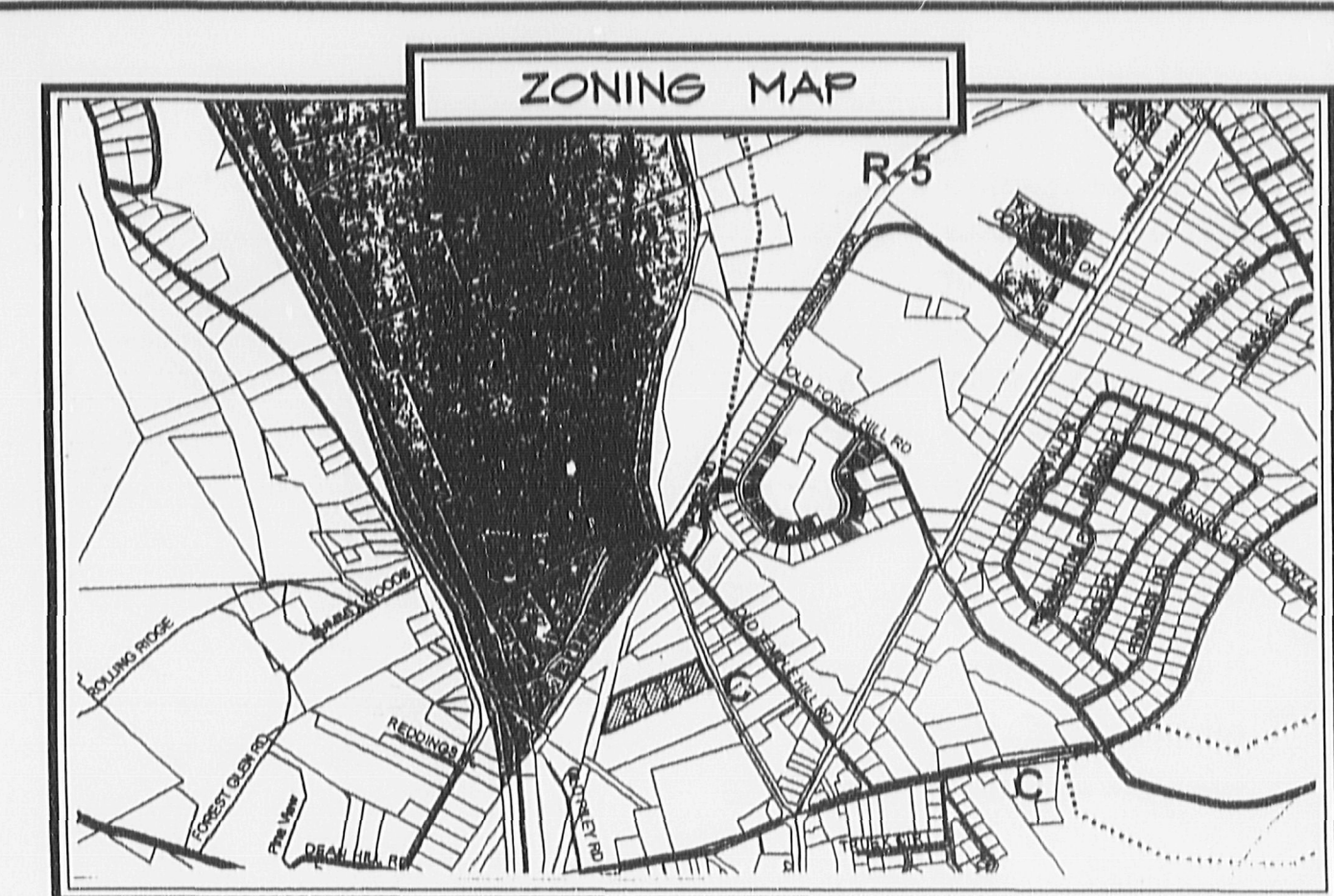
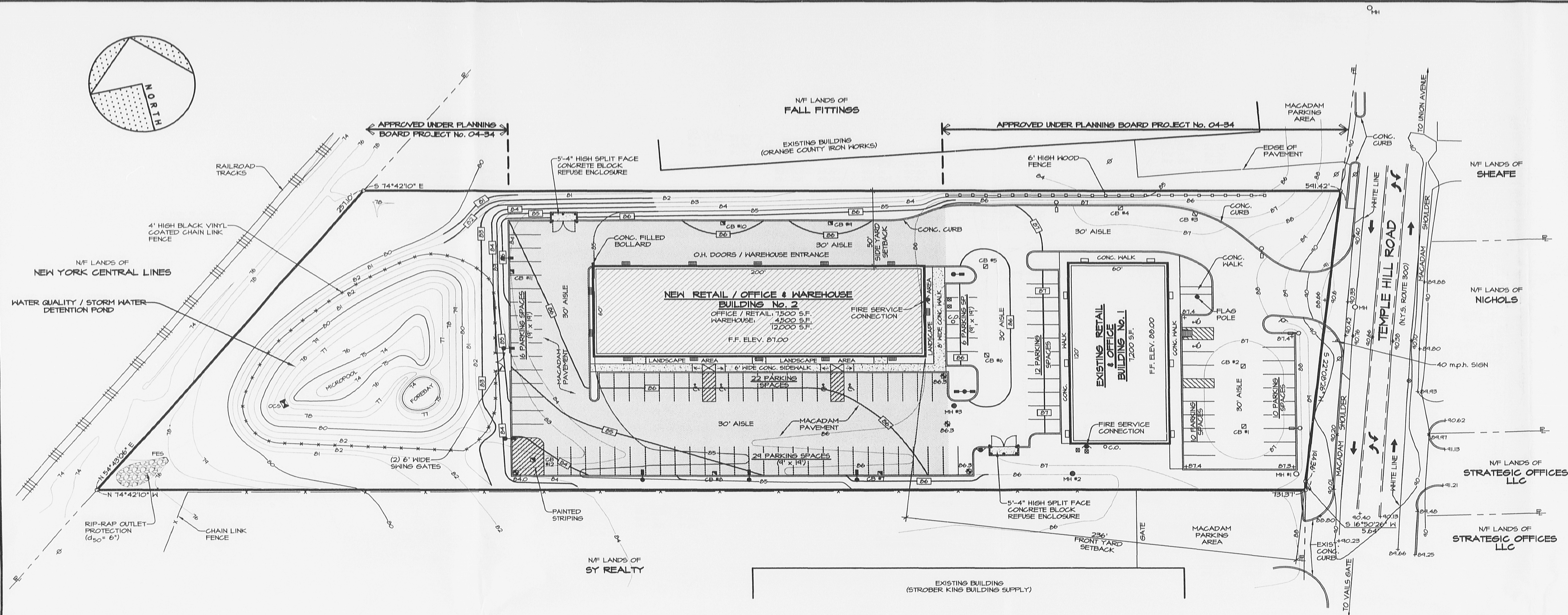
PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <div style="display: flex; justify-content: space-between;"><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div>	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <div style="display: flex; justify-content: space-between;"><input checked="" type="checkbox"/> Yes<input type="checkbox"/> No</div>	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	<div style="border: 1px solid black; height: 20px; margin-top: 5px;">No</div>
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	<div style="border: 1px solid black; height: 20px; margin-top: 5px;">No</div>
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	<div style="border: 1px solid black; height: 20px; margin-top: 5px;">No</div>
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	<div style="border: 1px solid black; height: 20px; margin-top: 5px;">No</div>
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	<div style="border: 1px solid black; height: 20px; margin-top: 5px;">No</div>
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	<div style="border: 1px solid black; height: 20px; margin-top: 5px;">No</div>
C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:	<div style="border: 1px solid black; height: 20px; margin-top: 5px;">No</div>
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly: <div style="display: flex; justify-content: space-between;"><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div> <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div>	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain: <div style="display: flex; justify-content: space-between;"><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div> <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div>	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

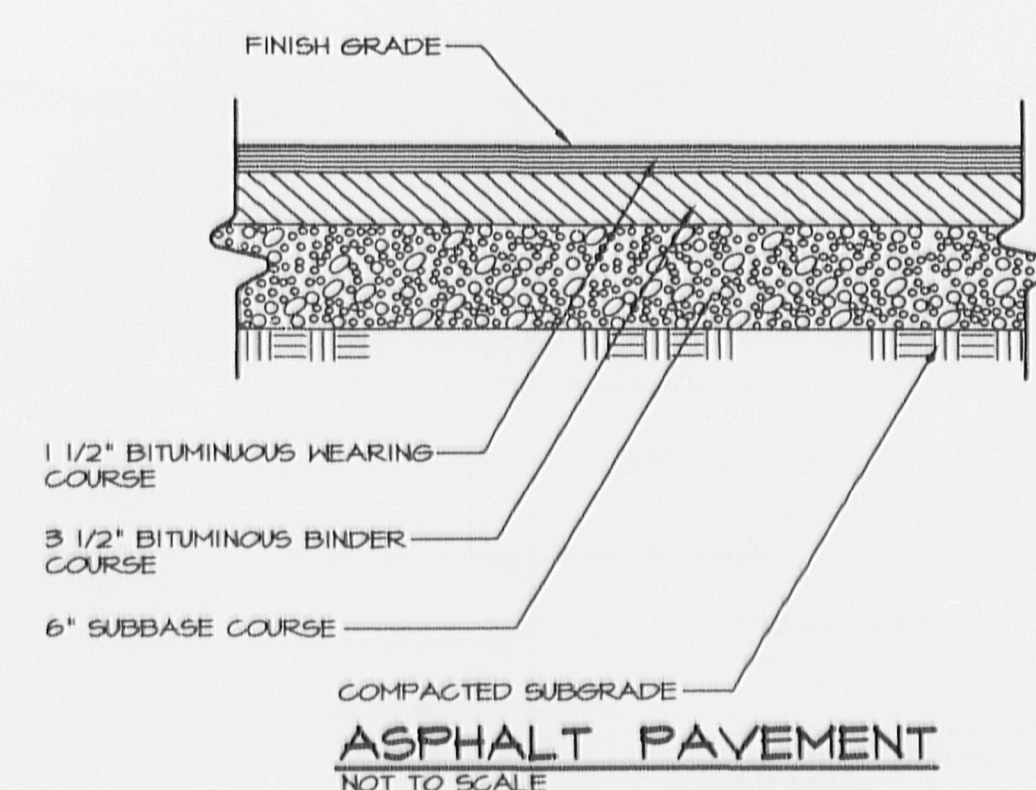
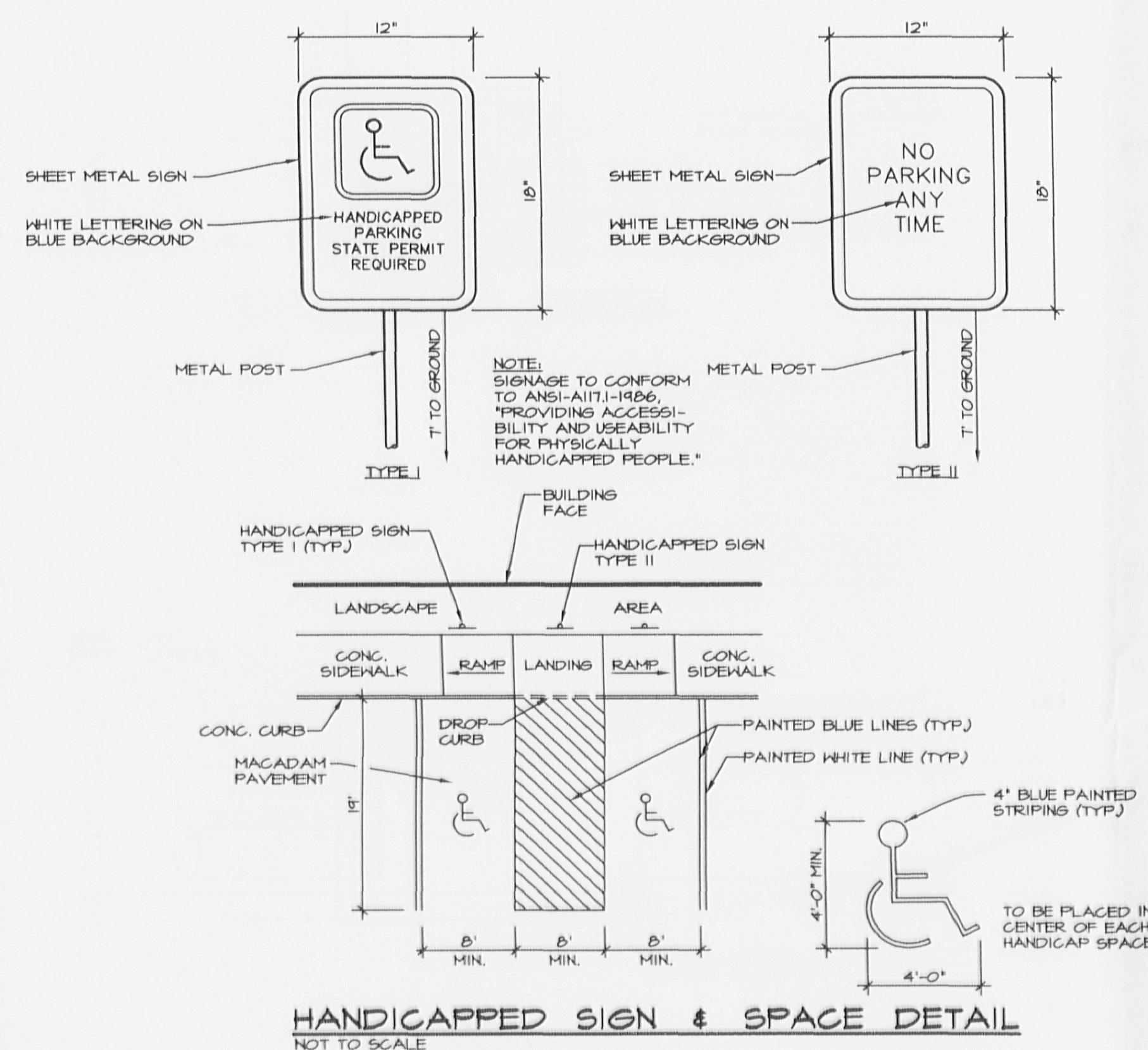
<div style="display: flex; justify-content: space-between;"><div style="width: 45%;"><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</div><div style="width: 45%;"><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.</div></div>	
New Windsor Planning Board	
Name of Lead Agency	Date
Genaro Argenio	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)



ZONING SCHEDULE		
ZONE: C1 DESIGN SHOPPING		
BULK REGULATIONS: C ZONE - USES: A-1 TO A-4		
BULK REGULATIONS: C ZONE	REQUIRED	PROVIDED BLDG. No. 2
MIN. LOT AREA	40,000 S.F.	131,311 S.F.
MIN. LOT WIDTH	200 FT.	200 FT.
MIN. FRONT YARD DEPTH	60 FT.	236 FT.
MIN. SIDE YARD - ONE	30 FT.	50 FT.
MIN. SIDE YARD - BOTH	10 FT.	130 FT.
MIN. REAR YARD DEPTH	30 FT.	140 FT.
MIN. STREET FRONTAGE	N/A	200 FT.
BUILDING HEIGHT (12' / FT. OF DISTANCE TO NEAREST LOT LINE - 50 FT.)	50'-0"	30'-0"
MAX. FLOOR AREA RATIO	0.50	0.15
DEVELOPMENT COVERAGE	85 %	51.7 %
OFF-STREET PARKING		
BUILDING No. 1		
RETAIL & OFFICE		
1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA (7,200 S.F. / 150 S.F. PER SPACE)	48 SPACES	
BUILDING No. 2		
RETAIL & OFFICE		
1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA (7,500 S.F. / 150 S.F. PER SPACE)	50 SPACES	
WAREHOUSE		
1 SPACE PER 1,000 S.F. OF TOTAL FLOOR AREA (4,500 S.F. / 1,000 S.F. PER SPACE)	5 SPACES	105 SPACES
COVERAGES		
BUILDING COVERAGE % OF TOTAL AREA		19,200 S.F. 14.6 %
PAVEMENT COVERAGE % OF TOTAL AREA		56,553 S.F. 43.1 %
OPEN SPACE COVERAGE % OF TOTAL AREA		55,556 S.F. 42.3 %

LEGEND	
EXISTING	NEW
88 1' CONTOUR	88 FINISHED GRADE
90 5' CONTOUR	CB #1 CATCH BASIN No. 1
ADJ. PROPERTY LINE	MH #2 MANHOLE No. 2
BOUNDARY	CV CURB VALVE
CB CATCH BASIN	W VALVE WATER VALVE
MH MANHOLE	FES FLARED END SECTION
HYDRANT	Pole w/ LUMINAIRE
W VALVE WATER VALVE	WALL PACK LIGHTING
FES FLARED END SECTION	SPOT ELEVATION 86.3
WALL PACK LIGHTING	MACADAM PAVEMENT
UTILITY POLE	
SPOT ELEVATION 87.4	

- ### NOTES
- ZONING DISTRICT: C1 DESIGN SHOPPING
 - RECORD OWNER & APPLICANT: NORTH PLANK DEVELOPMENT COMPANY, L.L.C. 5020 ROUTE 9W NEWBURGH, NEW YORK 12550
 - TOTAL PARCEL AREA: 3.014+ ACRES
 - TAX MAP DESIGNATION: SECTION 68, BLOCK 2, LOT 12.22
 - HIGHWAY WORK PERMIT No. 07-0115 WAS ISSUED BY THE N.Y.S.D.O.T. FOR THE PROJECT ENTRANCE.
 - DEED REFERENCE: LIBER 2741 OF DEEDS, PAGE 171
 - BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY INFORMATION OBTAINED FROM DRAINING ENTITLED "LAND SURVEY PREPARED FOR NORTH PLANK DEVELOPMENT COMPANY" PREPARED BY ANTHONY A. SORACE P.L.S. AND DATED JULY 12, 2003.
 - THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
 - UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.): SECTION 119B OF THE PUBLIC SERVICE LAW ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. No. 1-800-462-7462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.



Shaw Engineering
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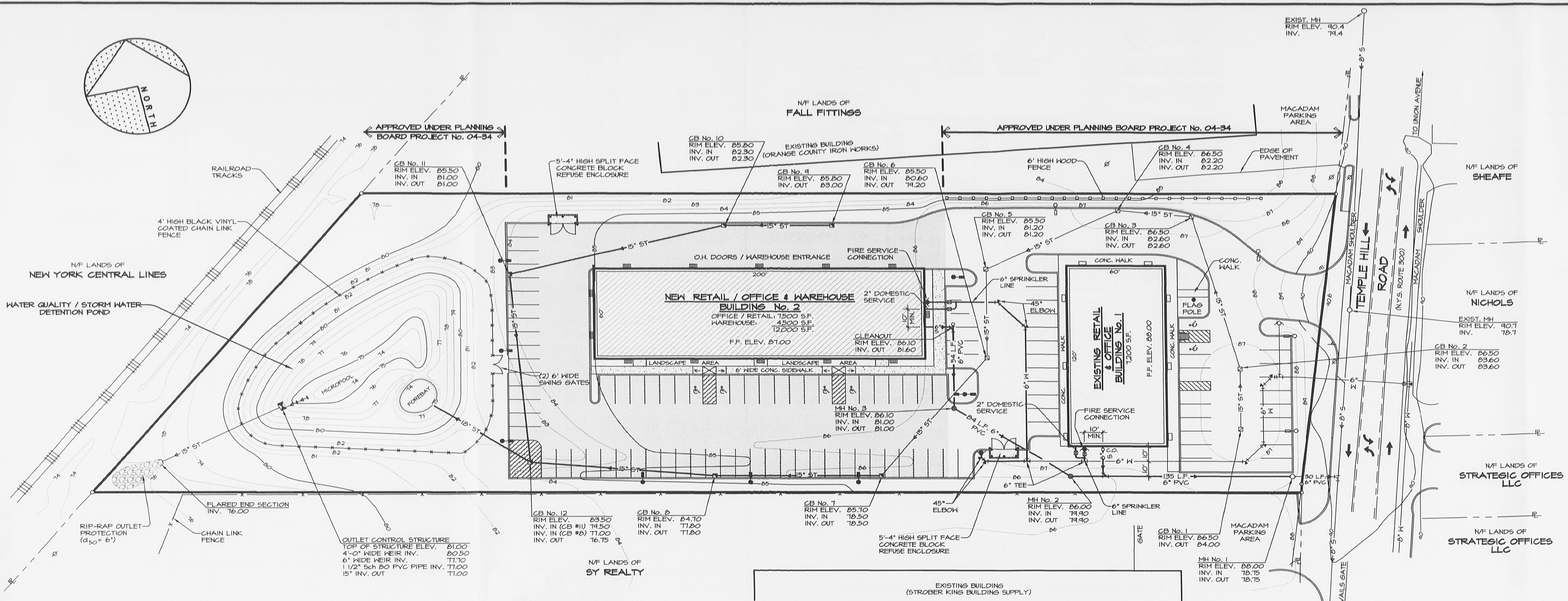
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Drawn By: J.R.J.	Checked By: G.J.S.	Scale: 1"=30'	Date: 5-31-2007	Project: SITE DEVELOPMENT / GRADING PLAN	Project No. 0405
Project: NEW RETAIL / OFFICE & WAREHOUSE BUILDING FOR NORTH PLANK DEVELOPMENT COMPANY, L.L.C.				TOWN OF NEW WINDSOR, N.Y.	

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 7 THROUGH 7 OF 7.

07-21



LEGEND	
EXISTING	NEW
2" CONTOUR	CATCH BASIN No. 1
10' CONTOUR	SANITARY MANHOLE No. 3
BOUNDARY	HYDRANT
ADJ. PROPERTY LINE	WATER VALVE
CATCH BASIN	15" ST- STORM DRAIN
SANITARY MANHOLE	6" S- SANITARY SEWER SERVICE
HYDRANT	SANITARY CLEANOUT
WATER VALVE	6" W- WATER MAIN
LIGHT POLE	M.I. FITTING W/ THRUST BLOCK
WALL PACK LIGHTING	POLE W/ LUMINAIRE
UTILITY POLE	WALL PACK LIGHTING
FLARED END SECTION	MACADAM PAVEMENT
15" ST- STORM DRAIN	
6" S- SANITARY SEWER	
6" W- WATER MAIN	

NOTES

- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 114B OF THE PUBLIC SERVICE LAW ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 93 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-1462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
- WHERE REQUIRED, BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON THE WATER SERVICE LINES IN ACCORDANCE WITH THE LATEST EDITION OF N.Y.S. DEPT. OF HEALTH PUBLICATION "CROSS CONNECTION CONTROL". BACKFLOW PREVENTION DEVICES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

UTILITY MATERIAL SPECIFICATIONS

SANITARY SEWER: PVC SDR-35

STORM SEWERS: ADS N-12 PVC PIPING

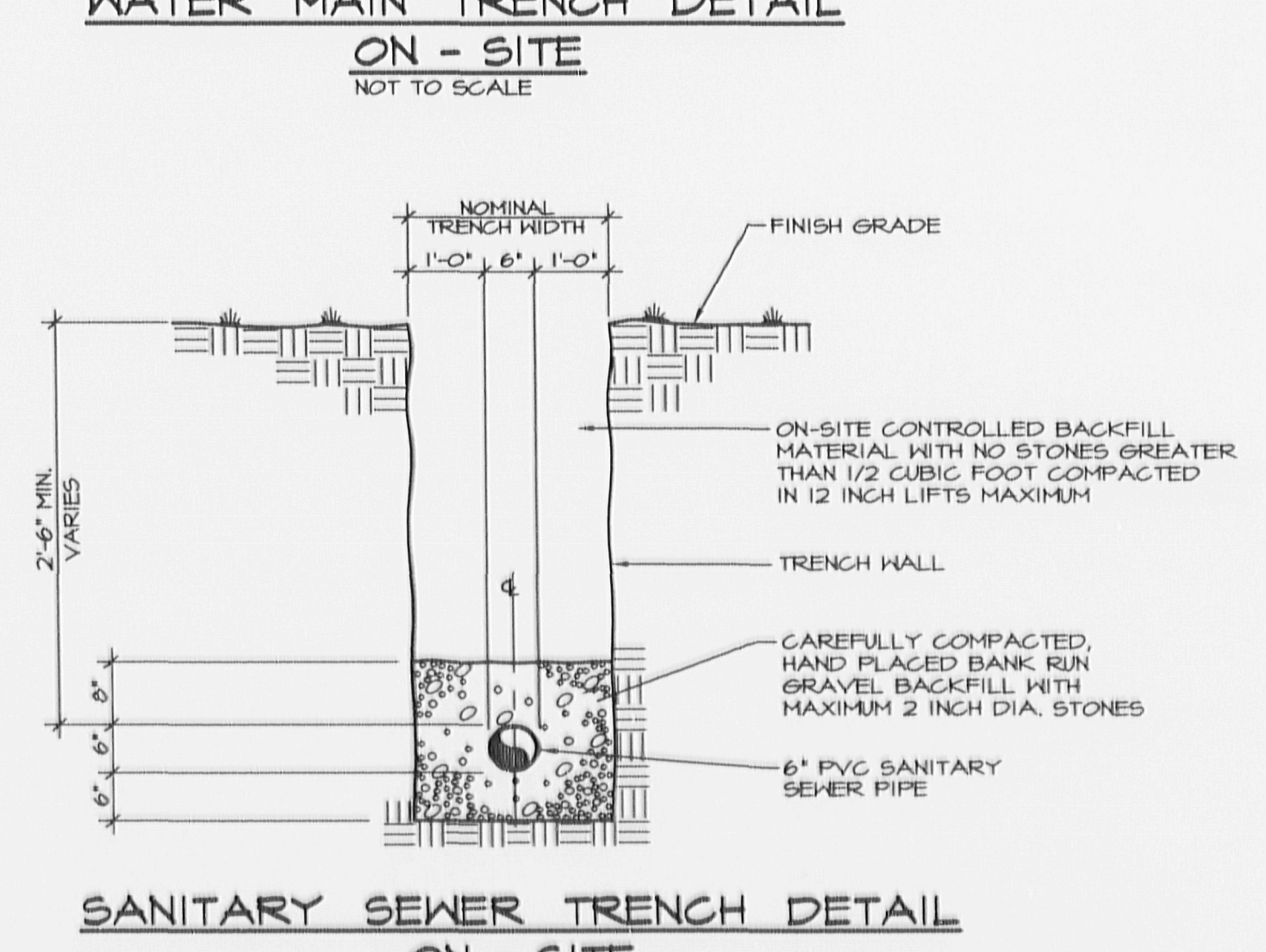
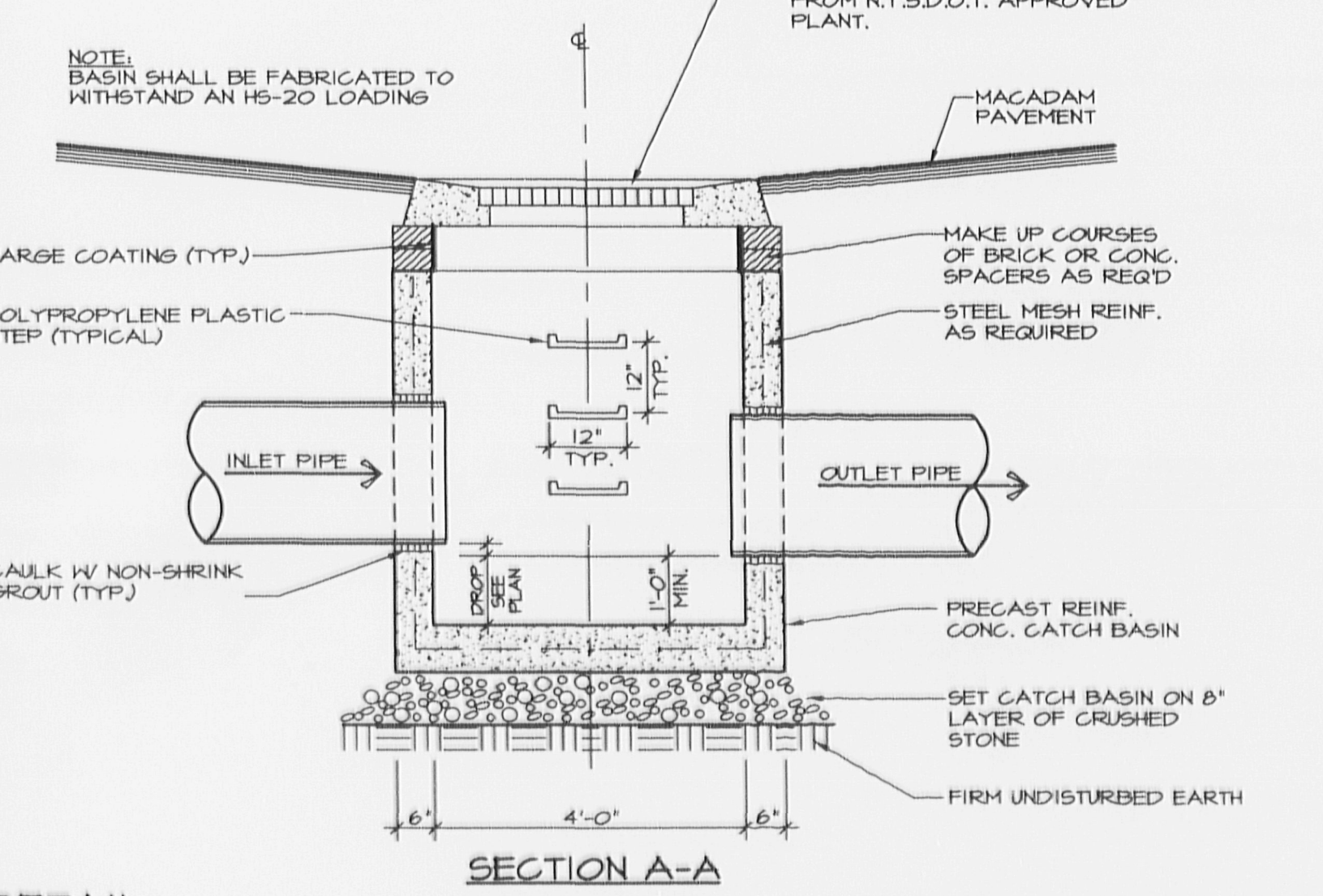
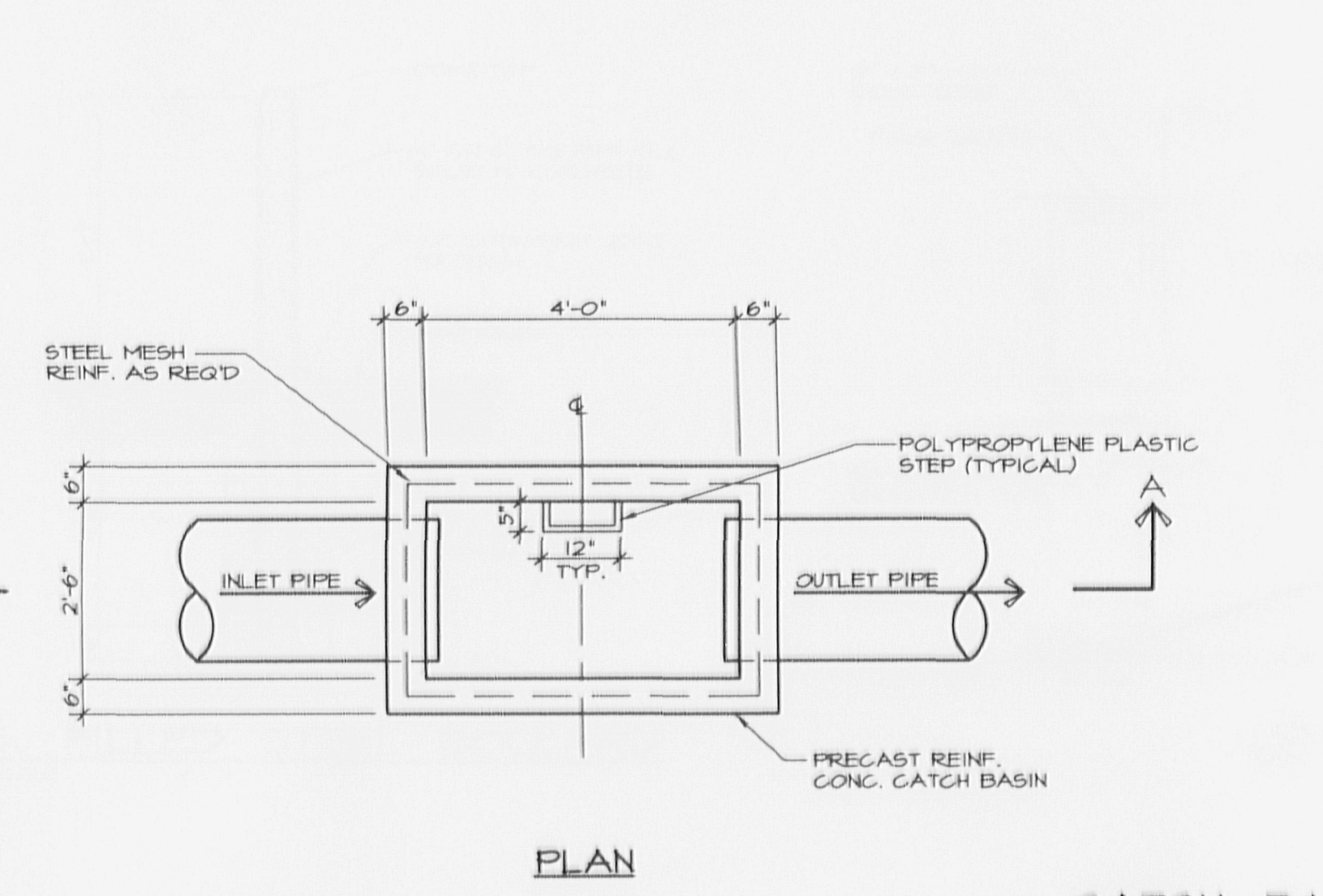
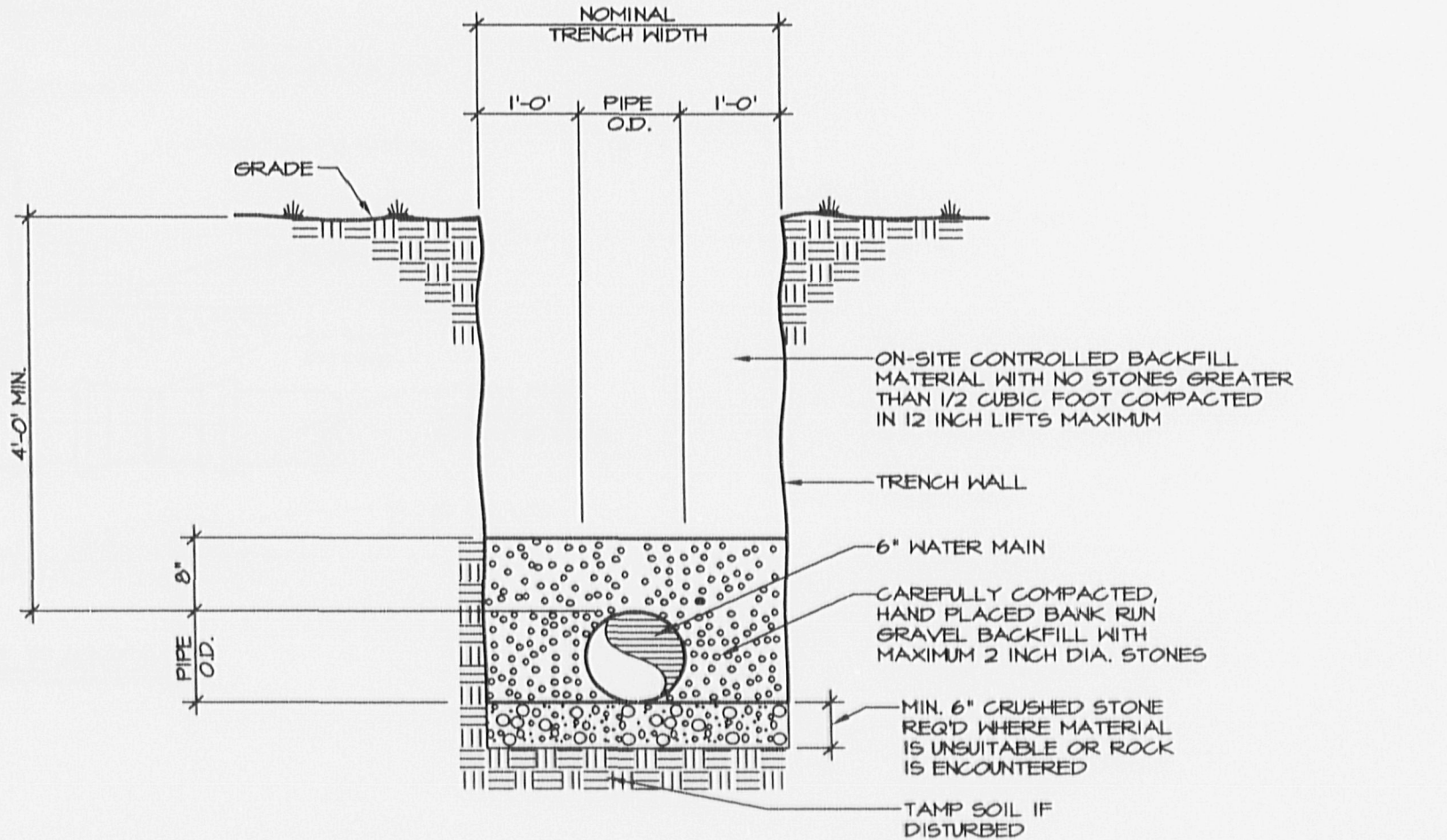
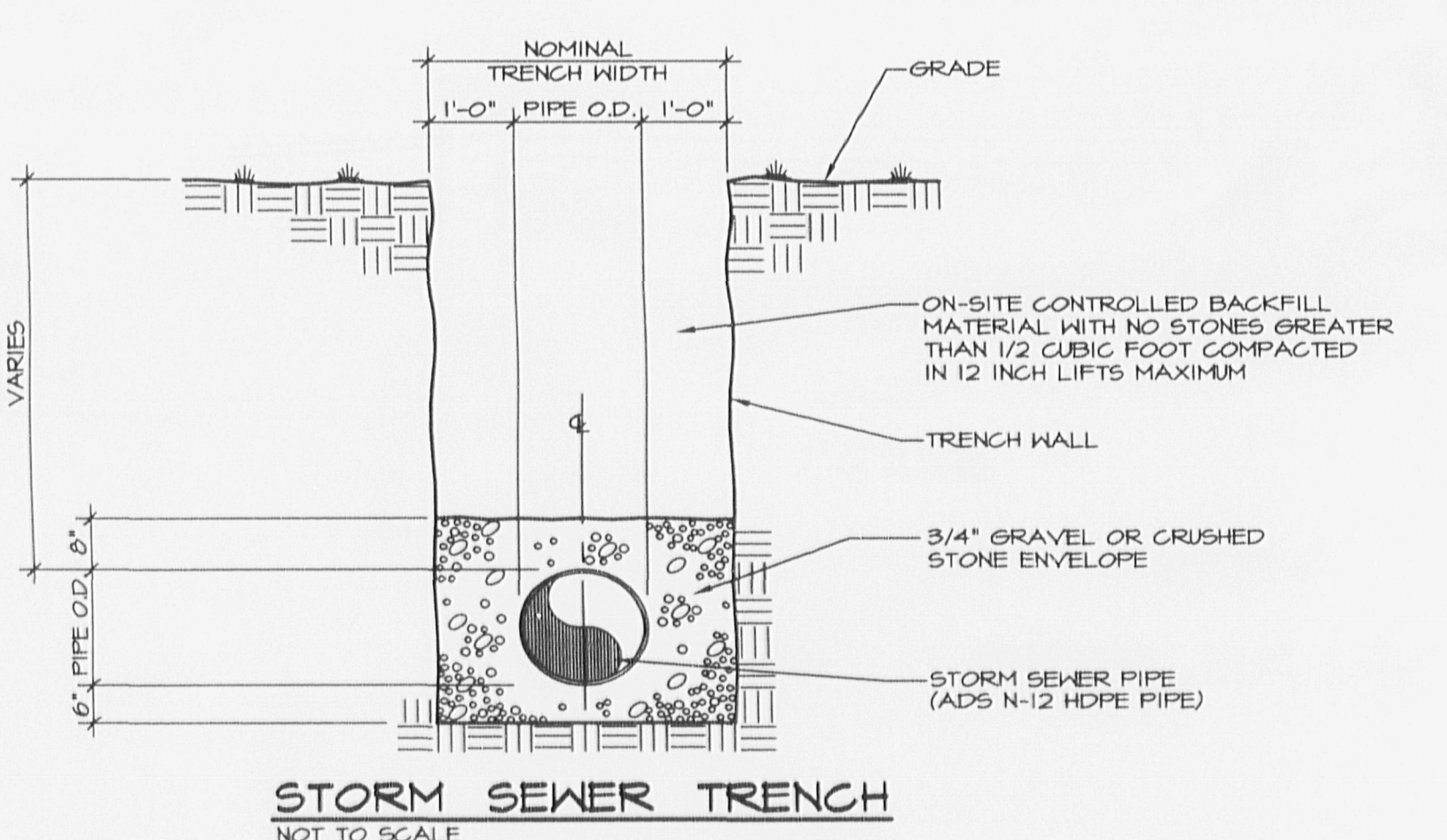
ON-SITE SPRINKLER SERVICE LINE: CLASS 52 DUCTILE IRON PIPE, CEMENT LINED AND BITUMINOUS COATED

DOMESTIC WATER SERVICE: COPPER, TYPE K

UTILITY INSTALLATION NOTES

WATER SYSTEM

- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEW WINDSOR WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEW WINDSOR WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF NEW WINDSOR.
- ALL WATER SERVICE LINES SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C515/A21.51-41 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-43 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-44, FOR DUCTILE IRON COMPACT FITTINGS.
- ALL VALVES SHALL BE DOUBLE DISC, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C500-43 SUCH AS MUELLER A-250-23 OR APPROVED EQUAL.
- WATER SERVICE LINE SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER B-25000. CURB VALVES SHALL BE MUELLER D-2520-4. CURB BOXES SHALL BE MUELLER H-10310.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED, FLUSHED, AND BACTERIOLOGICAL TESTED IN ACCORDANCE WITH THE TOWN OF NEW WINDSOR REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.



CATCH BASIN DETAIL
NOT TO SCALE

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ISSUE	REVISION	DATE

Drawn By: J.R.J. Drawing: **UTILITY PLAN**

Checked By: G.J.S. Project: **NEW RETAIL / OFFICE & WAREHOUSE BUILDING**

Scale: 1"=30'

Date: 5-31-2007

NORTH PLANK DEVELOPMENT COMPANY, L.L.C.

N.Y.S. ROUTE 300 TOWN OF NEW WINDSOR, N.Y.

Project No. 0405

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG 24 2009

By: [Signature]

FOR: [Signature]

TOWN OF NEW WINDSOR PLANNING BOARD

STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

NOV 10 2009

By: [Signature]

FOR: [Signature]

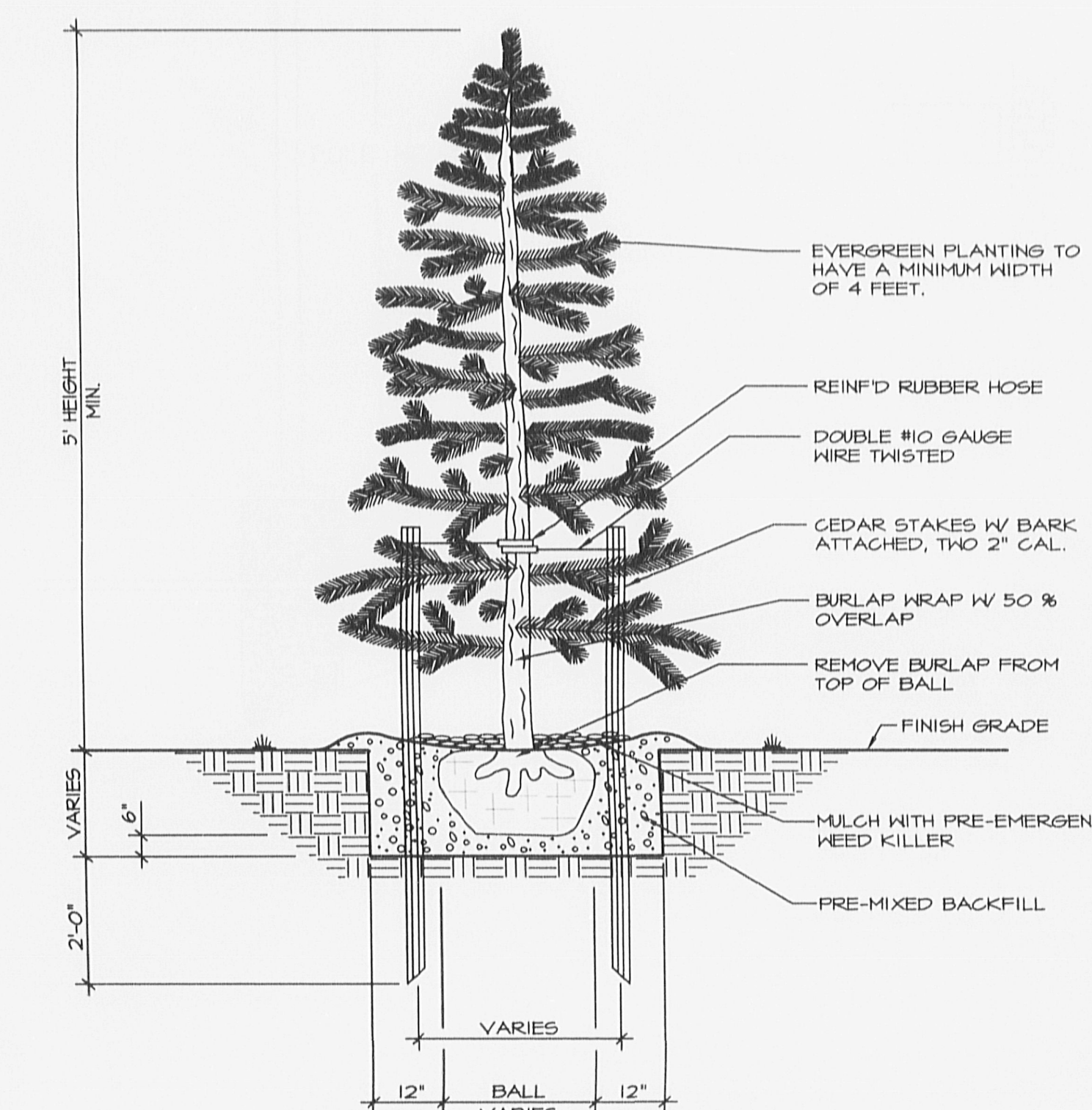
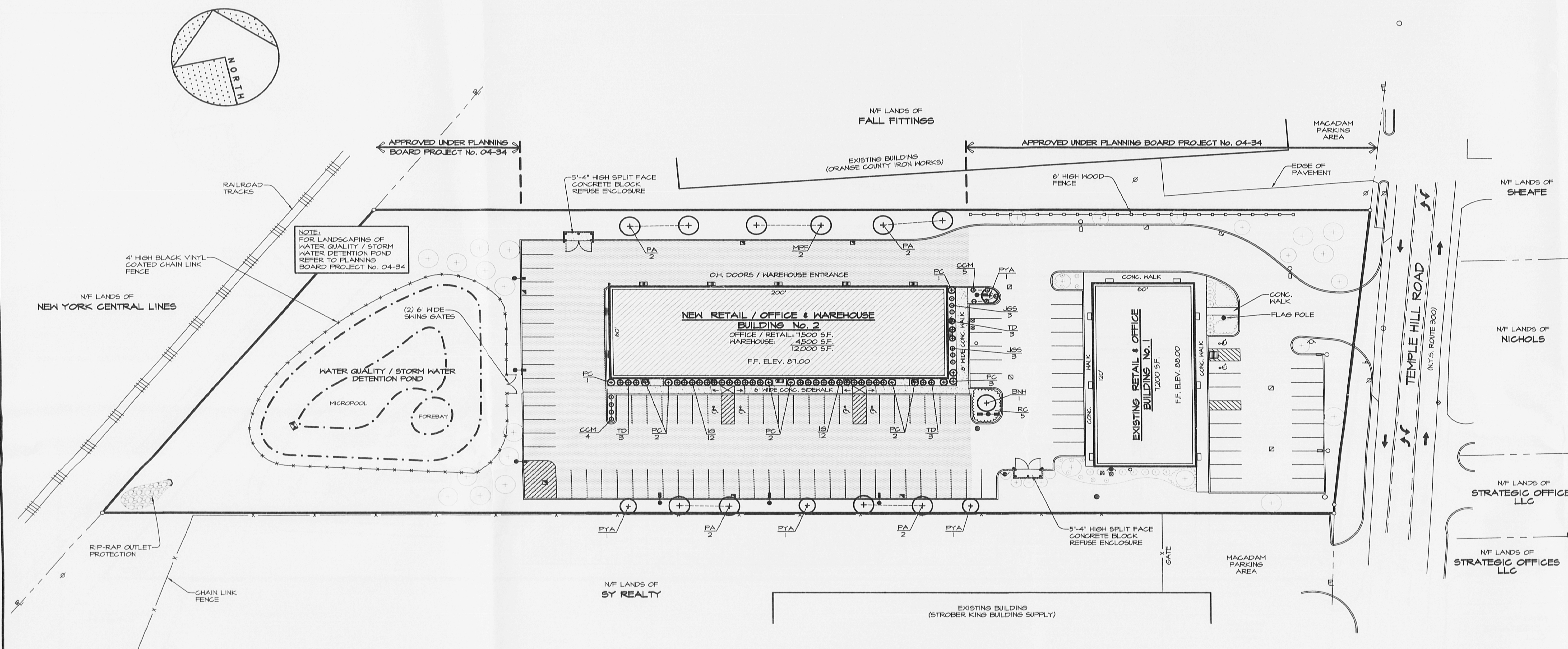
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PLANTING NOTES

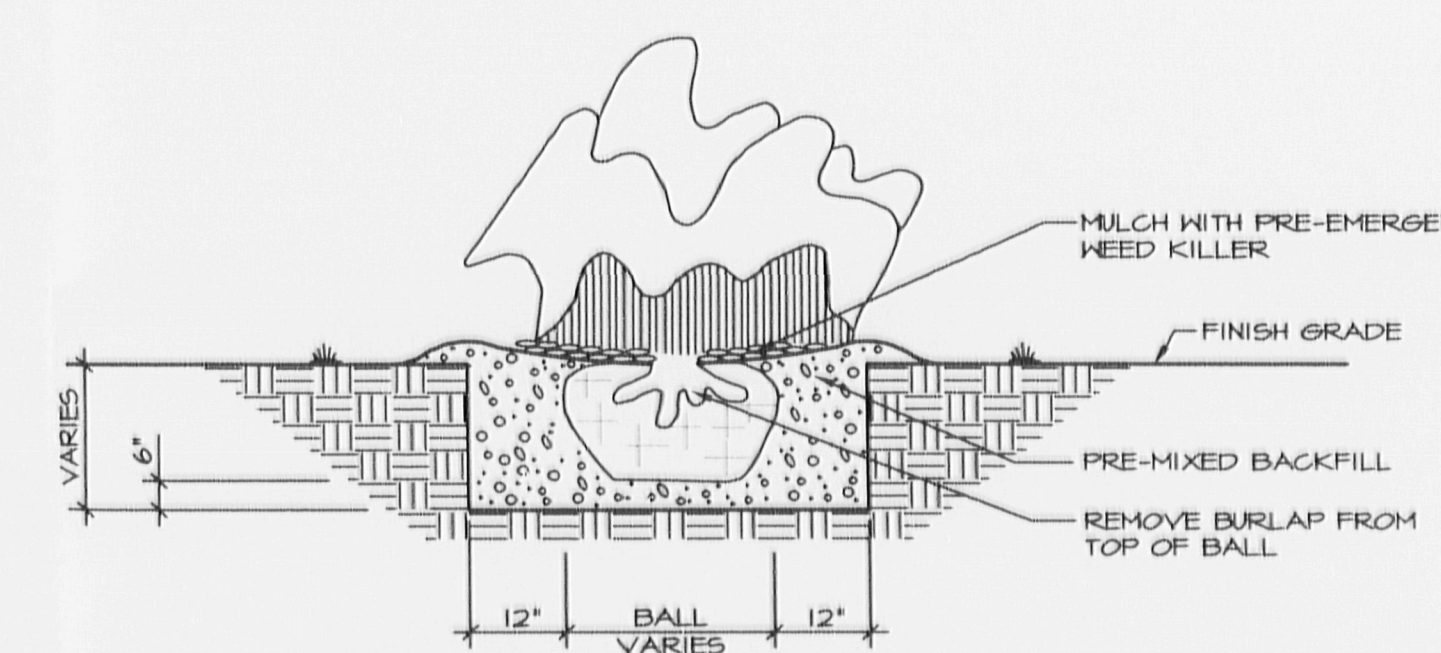
1. TOP SOIL DEPTHS FOR BEDS, 4", FOR LAWN AND GROUND COVER AREAS, 2" MIN.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO WORK.
3. PRIOR TO PLANTING, CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO THAT NO TREE IS WITHIN 10 FEET OF A WATER LINE, SANITARY SEWER LINE, OR A STORM DRAINAGE LINE.
4. CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO AS TO NOT CONFLICT WITH SITE LIGHTING.
5. ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
6. ALL SEEDED AREAS SHALL BE COVERED WITH STRAW AND WATERED FOR A MINIMUM OF TWO WEEKS.
7. ALL PLANT BEDS SHALL BE SLIGHTLY MOUND.

PLANT LIST

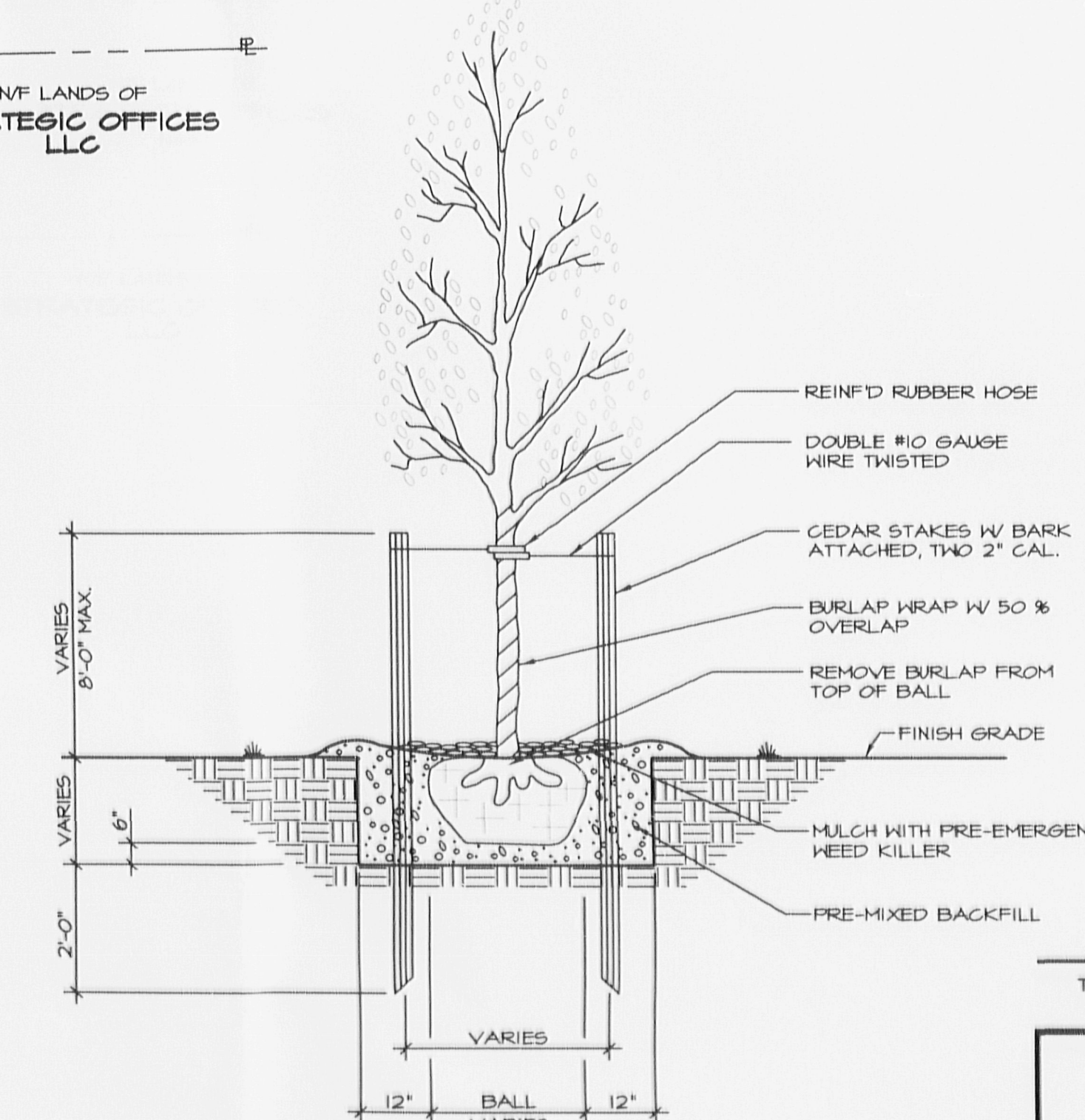
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
BNH	Betula Nigra (Clump Form)	Heritage River Birch	1	10'-12'
GCH	Chamaecyparis Filifera Aurea	Gold Map Cypress	4	3 gal.
IS	Ilex Glabra	Inkberry Holly	24	3 gal.
JSS	Juniperus Chinensis Aurea	Gold Star Juniper	6	5 gal.
MFF	Malus 'Prairie Fire'	Prairie Fire Crabapple	2	2-2 1/2 cal.
PA	Picea Abies	Norway Spruce	8	6'-7'
PC	Prunus Cistena	Sand Cherry	11	2'-3'
PTA	Pyrus Calleryana 'Aristocrat'	Aristocrat Pear	4	2-2 1/2 cal.
RC	Rosa Nostraum	Carpet Rose	5	2 gal.
TD	Taxus Media	Dense Yew	8	18"-24"



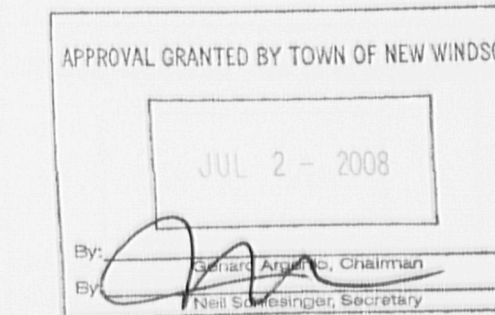
TREE PLANTING DETAIL
NOT TO SCALE



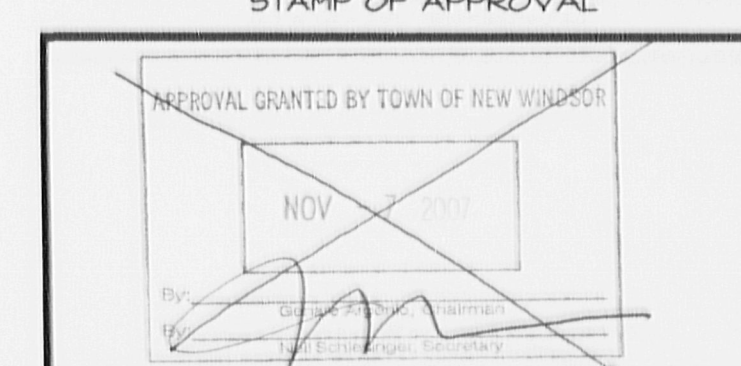
EVERGREEN & DECIDUOUS SHRUBS
SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL



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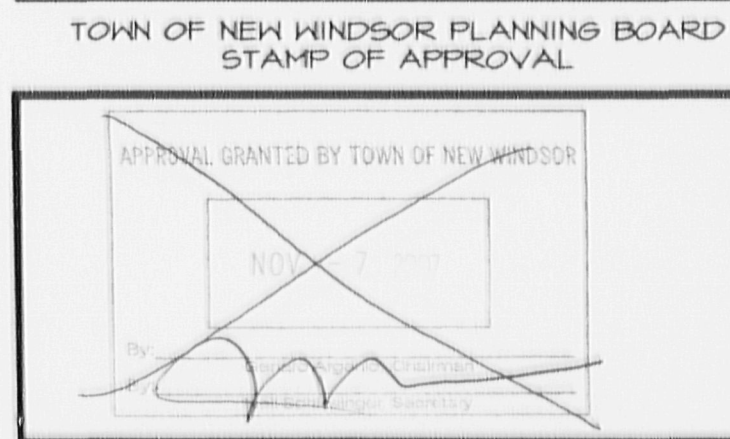
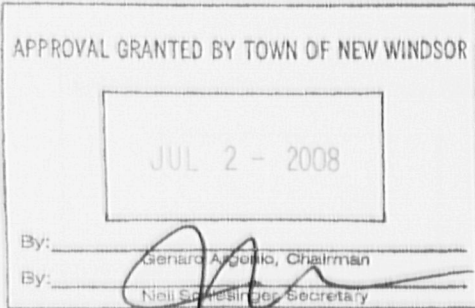
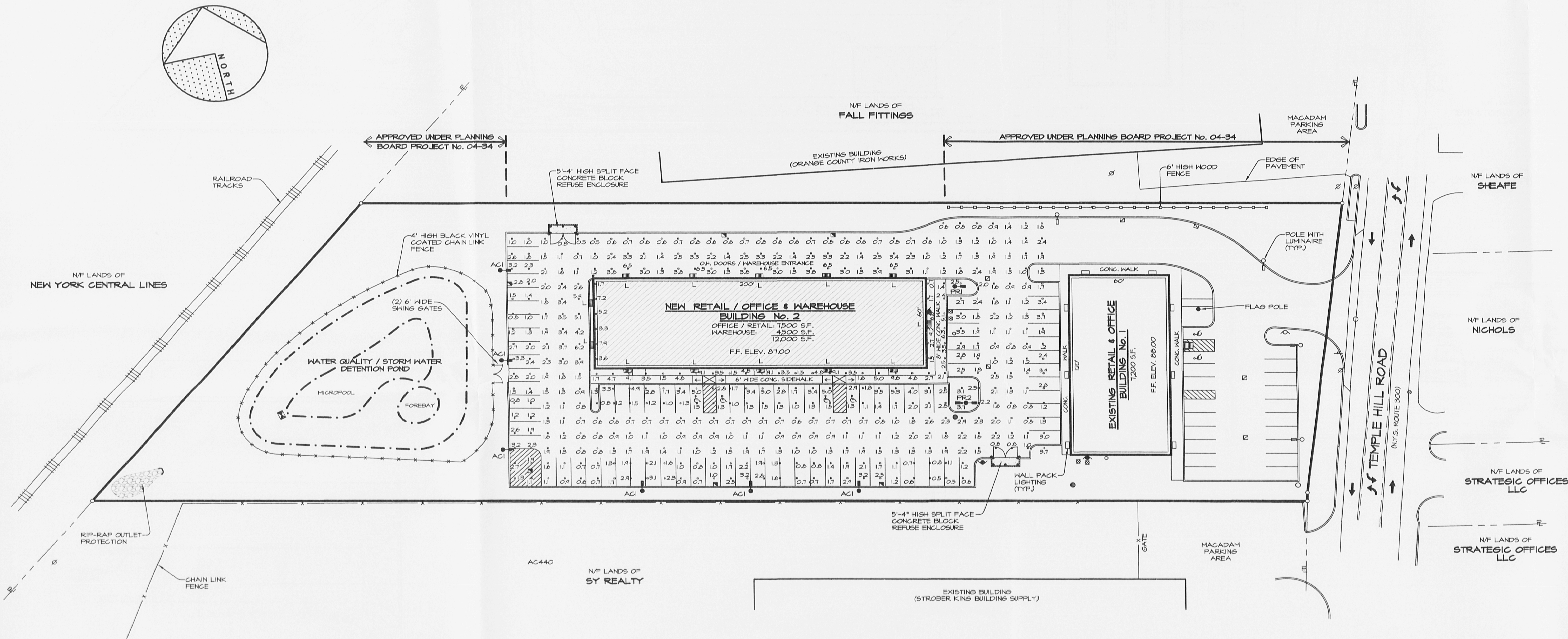
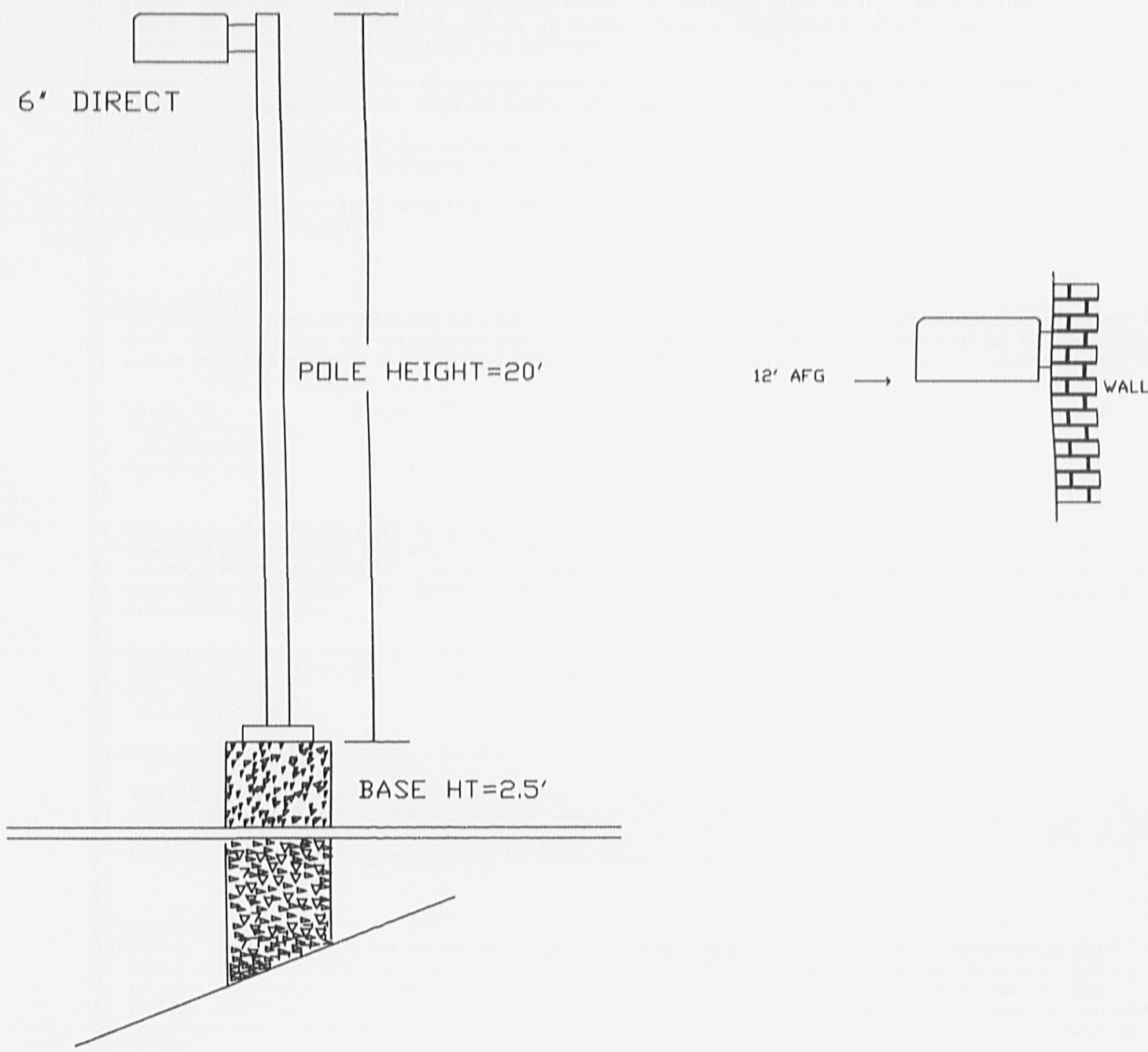
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=30'
Date: 5-31-2007

Drawing: LANDSCAPING PLAN & DETAILS
Project: NEW RETAIL / OFFICE & WAREHOUSE BUILDING FOR NORTH PLANK DEVELOPMENT COMPANY, L.L.C.
N.Y.S. ROUTE 300 TOWN OF NEW WINDSOR, N.Y.

4 OF 7
Project No. 0405

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
●	1	PR1	SINGLE	12600	0.650	PR2417-M 175W MH
●	6	AC1	SINGLE	12600	0.650	AC2417-M 175W MH
●	1	PR2	BACK-BACK	12600	0.650	PR2417-M 175W MH
■	13	L	SINGLE	8100	0.650	LACW410-D 100W MH

POLE (11) PS4S20C1BZ (20' X 4' SQ. STEEL POLE)
POLE (1) PS4S20C2BZ (20' X 4' SQ. STEEL POLE)



Drawings are invalid and incomplete unless accompanied by drawings 1 of 1 through 7 of 7.

RUUD LIGHTING
800.236.7000 USA (www.ruudlighting.com) 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may effect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

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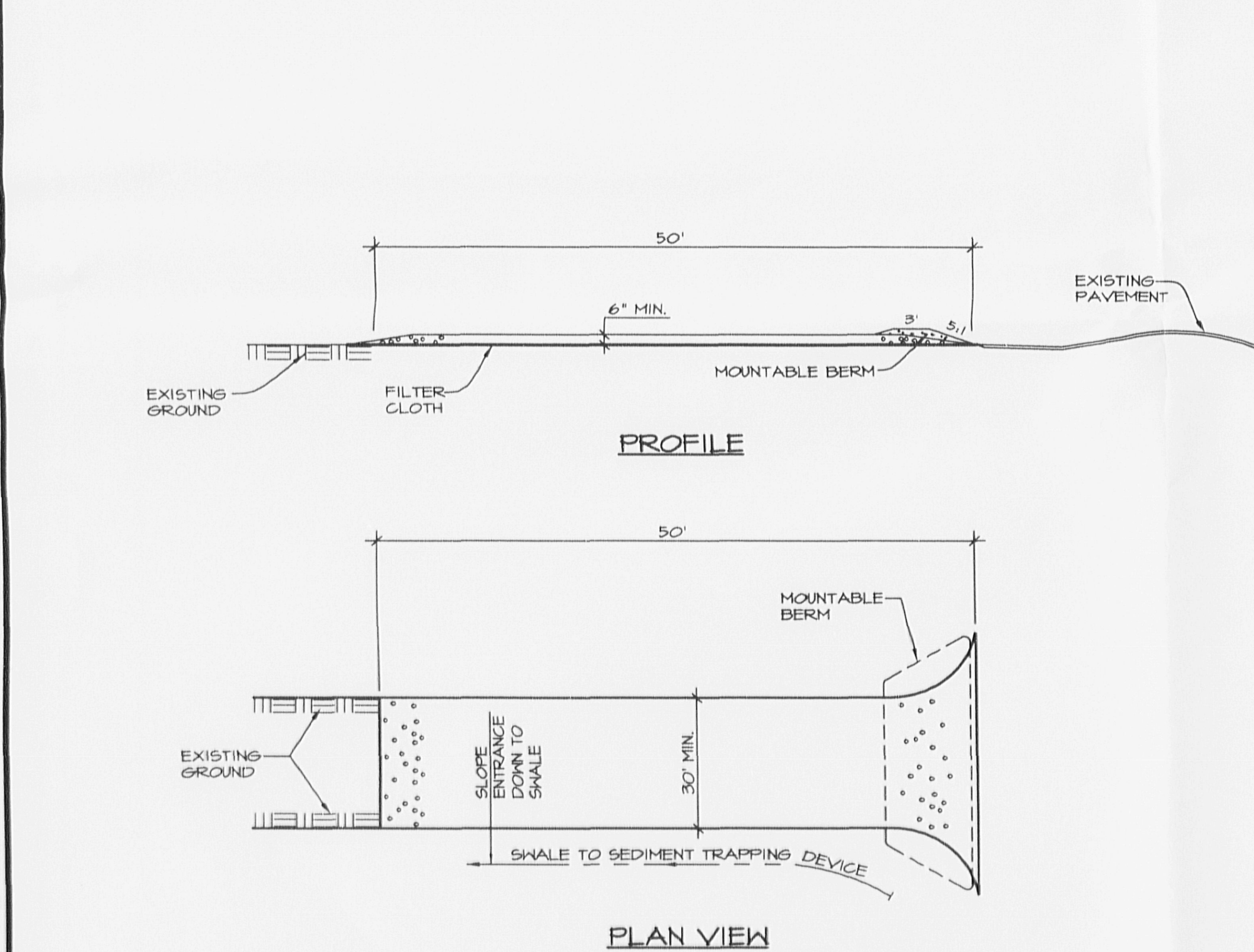
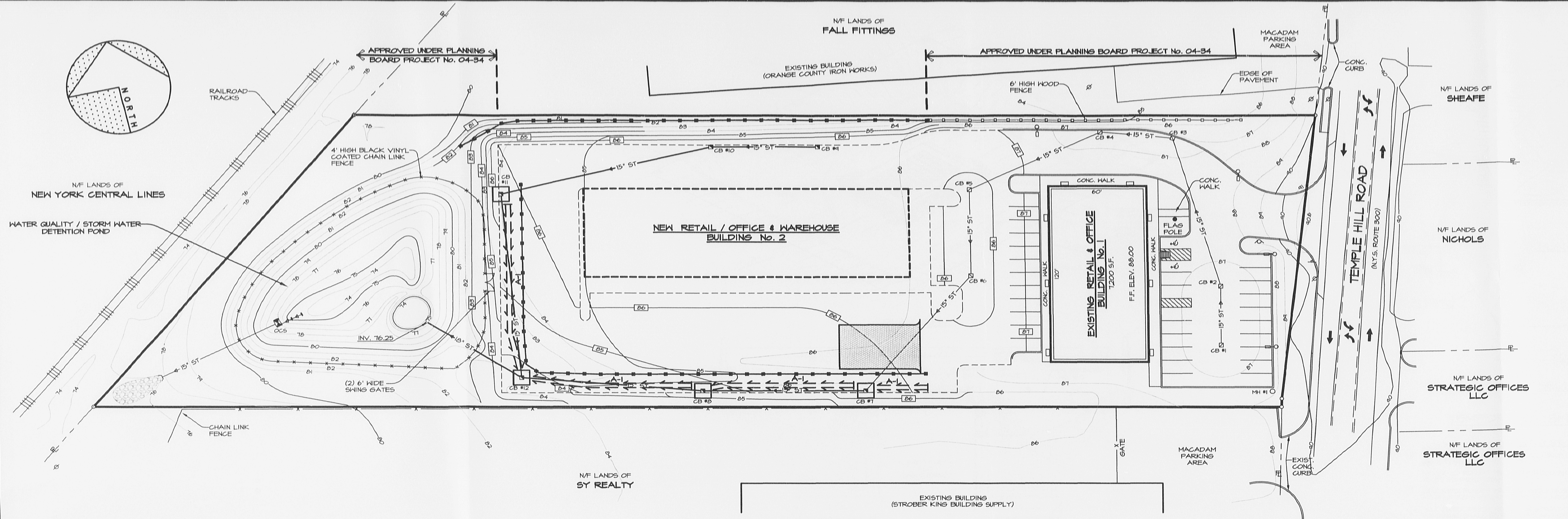
REVISION

DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=30'
Date: 5-31-2007

Drawing:
LIGHTING PLAN & DETAILS
Project: NEW RETAIL / OFFICE & WAREHOUSE BUILDING FOR
NORTH PLANK DEVELOPMENT COMPANY, L.L.C.
N.Y.S. ROUTE 300 TOWN OF NEW WINDSOR, N.Y.

5 OF 7
Project No. 0405

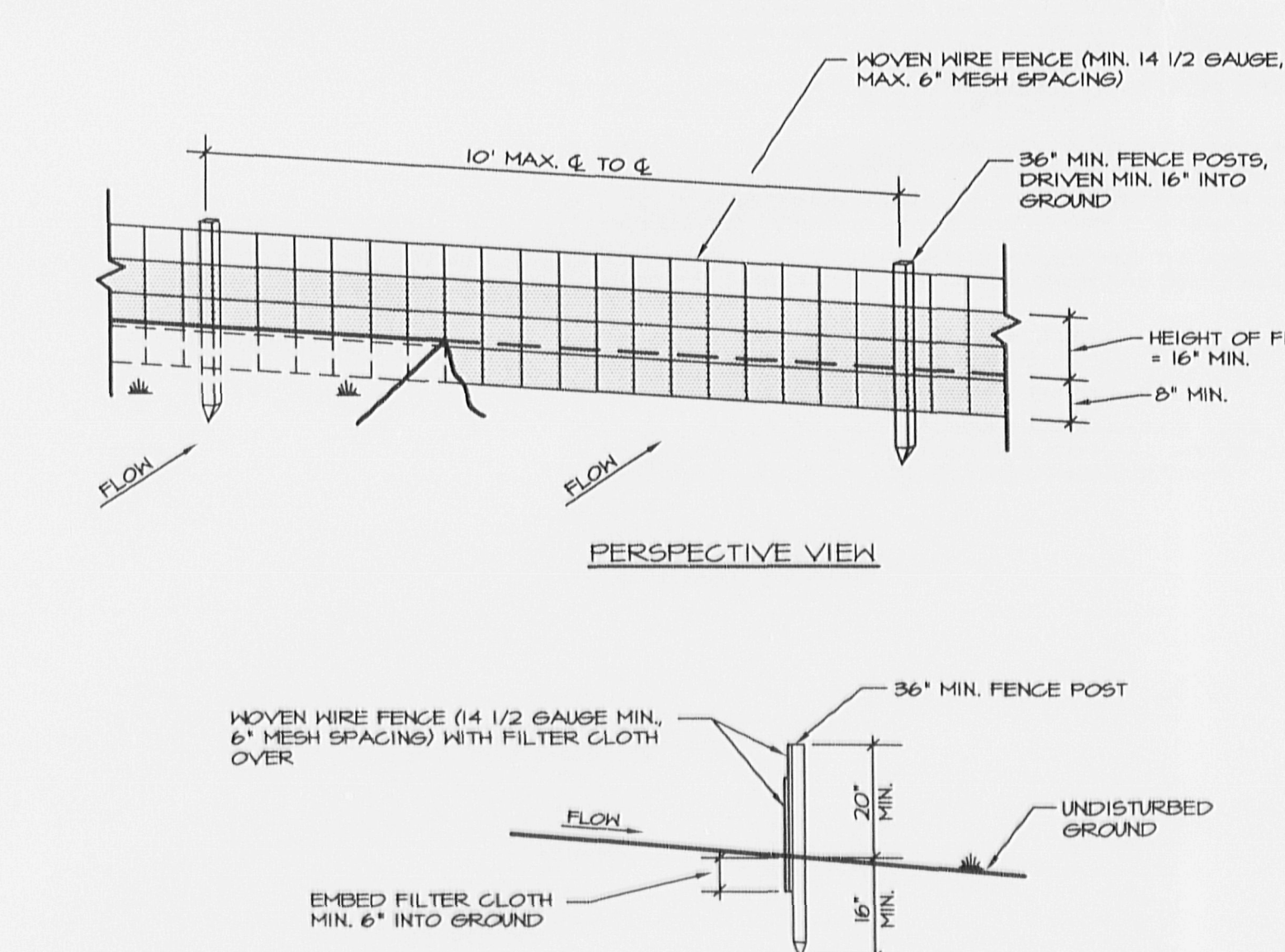


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - FIFTY (50) FEET
3. THICKNESS - SIX (6) INCHES.
4. WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIRECTED TO A SHALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
8. WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

- #### CONSTRUCTION SPECIFICATIONS
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER 1\"

FENCE: WOVEN WIRE, 14 1/2 GAUGE 6\"

FILTER CLOTH: FILTER X HIRSH 100X, STABILINKA 140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOTAB, ENVIROFENCE, OR APPROVED EQUAL

LEGEND	
EXISTING	NEW
B2 2' CONTOUR	SILT FENCE
B0 10' CONTOUR	TEMPORARY DIVERSION SHALE
	CATCH BASIN SEDIMENT TRAP
	STABILIZED CONSTRUCTION ENTRANCE
	FINISHED GRADE
	CATCH BASIN
	STORM SEWER

EROSION & SEDIMENT CONTROL MEASURES

Temporary Diversion Shaile
Temporary diversion shaile will be installed in the location indicated on the drawing for the purpose of diverting stormwater. Shaile shall be maintained until the regraded area is stabilized with permanent seeding.

Silt Fence
Silt fences shall be installed in the locations specified above, around topsoil stockpile areas, and at the base of all disturbed slopes.

Land Grading
Finish land surfaces will be graded as indicated on the plans. Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, roots or other objectionable material. Fill material shall be free of brush, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas shall be seeded and mulched immediately.

Finish grading shall contain adequate gradients so as to prevent water from standing on the surface of lawns for more than 24 hours after the end of a rainfall.

Topsoil required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-sodded, areas.

Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

Dust Control
Construction operations shall be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation shall be left where indicated. The site can be sprinkled with water until the surface is wet. The following spray adhesives can be used on mineral soils:

Material	Water Dilution	Type of nozzle	Apply Gallons per acre
Acrylic Polymer	4:1	Coarse Spray	500
Latex Emulsion	12.5:1	Fine Spray	225
Resin in water	4:1	Fine Spray	300

Temporary And Permanent Seeding
Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 6000 lbs of 5-10-10 or equivalent per acre. All disturbed areas shall be temporarily seeded if construction does not resume in 15 days.

Apply permanent seeding consisting of:
 Empire Birdseed trefoli or common white clover 8 lbs per acre
 Plus tall fescue 20 lbs per acre
 Plus Ryegrass 8 lbs per acre

Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.

The optimum time for permanent seeding is in the spring from March 21 through May 20, and in late summer and early fall from August 25 to October 15. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Broadcasting, drilling with cultipack type seeder or hydroseeding are acceptable.

Topsoil Mulching
Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final grading, allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas. In soil areas that are steeper than 5 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.

Topsoil shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.

Topsoil shall be placed at a uniform depth of 2 inches for the steep slopes, and 4 inches for the lawn areas. Topsoil shall not be placed when it is partly frozen, muddy, nor on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.

If soil is compacted or crusted, surface should be loosened to at least two inches by disk or other suitable methods. Straw mulch (small grain) is preferred applied at an application rate of 2 tons per acre, and anchored with wood fiber mulch (hydromulch) at 500-750 lbs. per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

CONSTRUCTION SEQUENCE

1. In the area designated on the Erosion And Sediment Control Plan, construct the Stabilized Construction Entrance to mitigate the potential of vehicles tracking sediment onto Phase I and local roads. Restrict traffic to this one access point. Perform periodic inspections and maintenance of the Stabilized Construction Entrance including washing, top-dressing with additional stone, reworking, and compaction. Plan for periodic street cleaning to remove any sediment that may have been tracked off-site. Transport the removed sediment to a suitable disposal area where it can be stabilized.
2. Install the silt fence in the locations indicated. Install catch basins 9, 10 & 11 and connect their piping to previously installed catch basin 12. Modify catch basins 7, 8, 11 & 12 as per the Catch Basin Sediment Trap Detail, and install the Temporary Diversion Shaile along the westerly and southerly boundary. Within 7 days of completing rough grading, temporarily seed with hay mulch all embankments and disturbed areas. Avoid grading activities during the rainy season (November through March).
3. Install the foundation walls of Building No. 2 and backfill the foundation as soon as possible.
4. Install the water, sanitary sewer, electrical, and telephone utilities to Building No. 2. Remove the Diversion Shaile and Catch Basin Sediment Traps. Install the concrete curbing, sub-base material, and the binder course of the macadam pavement.
5. Finalize grading of the Sediment Trap to the dimensions required for the Water Quality/Storm Water Detention Pond. Remove the perforated riser pipe, and install Outlet Control Structure and Rip-Rap Outlet Protection. Excavate for the Forebay and the Permanent Pool.
6. Complete final grading of, spread stockpiled topsoil and permanently seed and hay mulch all disturbed surfaces. Apply seed mix and hay mulch to approximately 2 inches in thickness. If necessary, topsoil will be imported to the site for stabilization and landscaping uses. Imported soils will be seeded after two weeks storage to promote vegetative growth and its perimeter protected with silt fence. Do not remove Soil Erosion And Sediment Control measures until 30 days past stabilization.
7. Stabilization measures must be initiated as soon as practicable, but in no case more than 14 days after the construction activity has ceased. In frozen ground conditions, stabilization measures must be initiated as soon as practicable.
8. Maintain erosion and sediment control practices through regular inspections. After initial groundbreaking the owner or its representative shall conduct site inspections at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUL 2 - 2008

By: [Signature]
 For: Planning Board Secretary

TOWN OF NEW WINDSOR PLANNING BOARD

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Shaw Engineering
 Consulting Engineers

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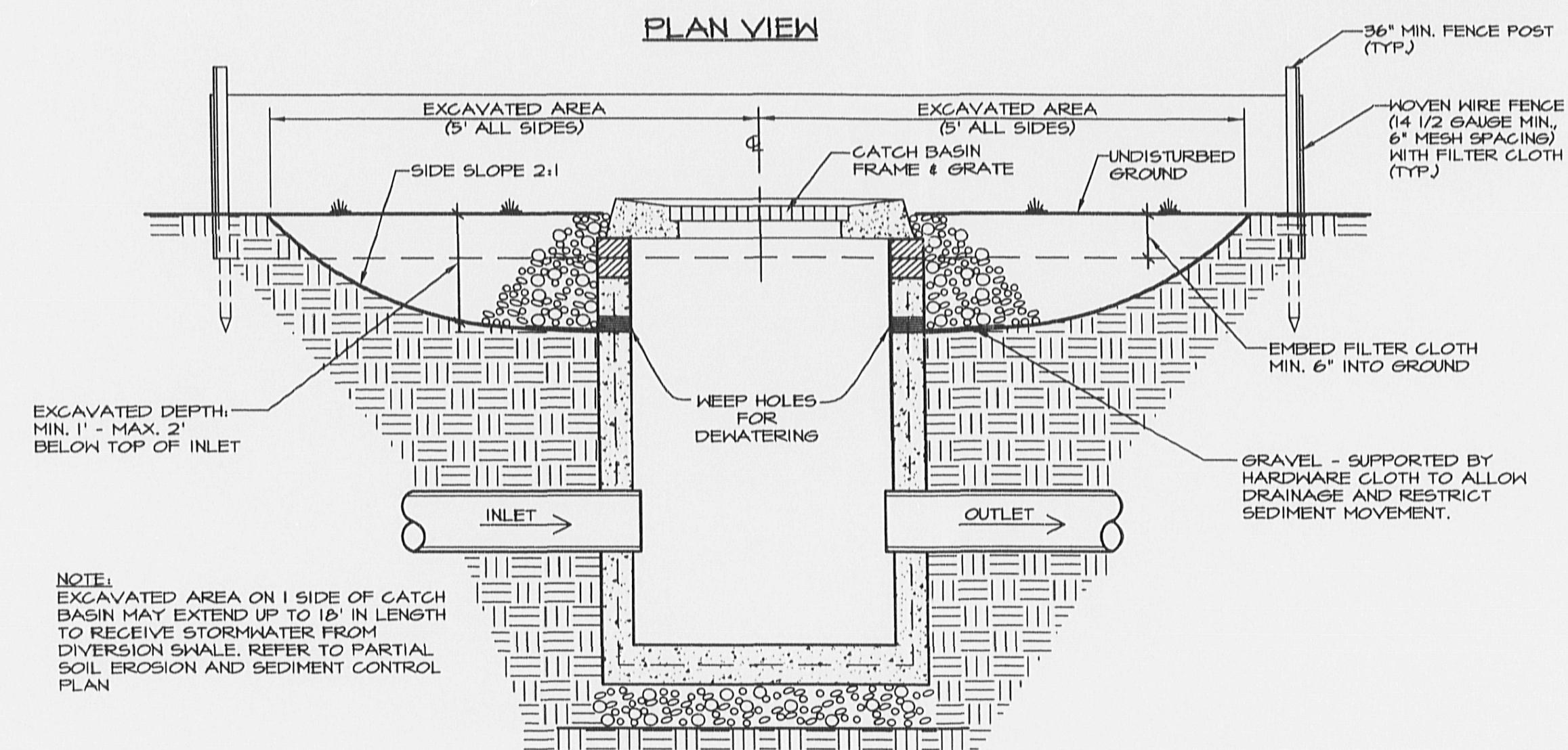
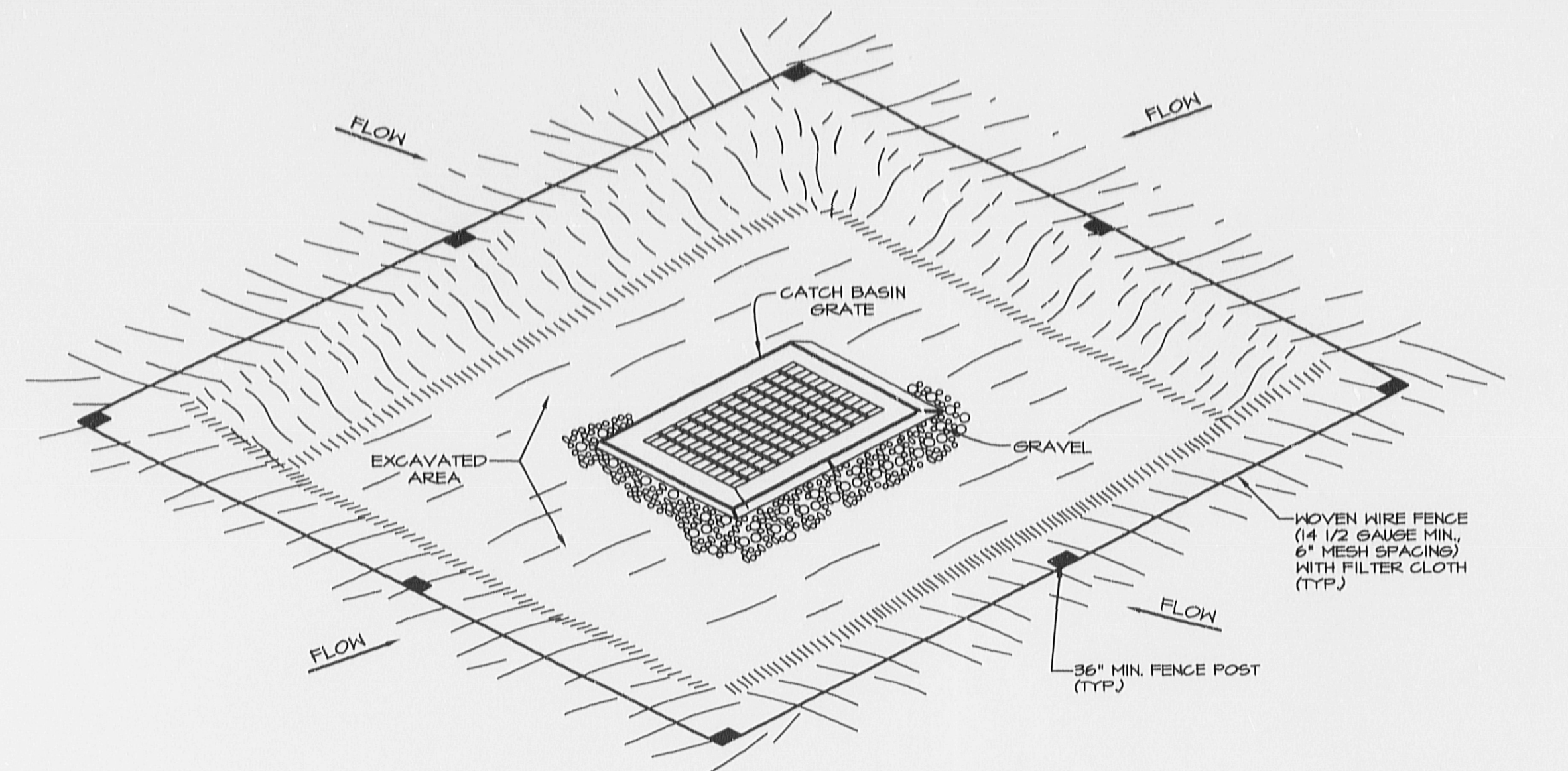
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ISSUE	REVISION	DATE

Drawn By: J.R.J.	Drawing: EROSION & SEDIMENT CONTROL PLAN, DETAILS AND SPECIFICATIONS	6 OF 7
Checked By: G.J.S.	Project: NEW RETAIL / OFFICE & WAREHOUSE BUILDING FOR NORTH PLANK DEVELOPMENT COMPANY, L.L.C.	Project No. 0405
Scale: 1"=30'	N.Y.S. ROUTE 300 TOWN OF NEW WINDSOR, N.Y.	
Date: 5-31-2007		



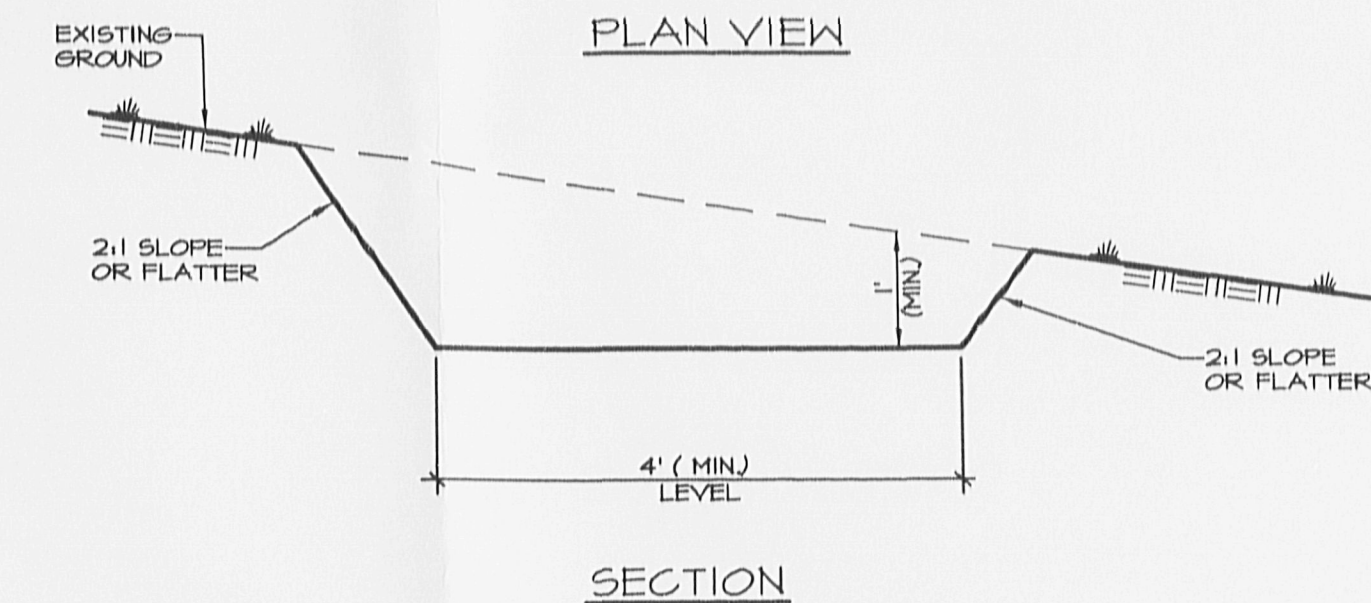
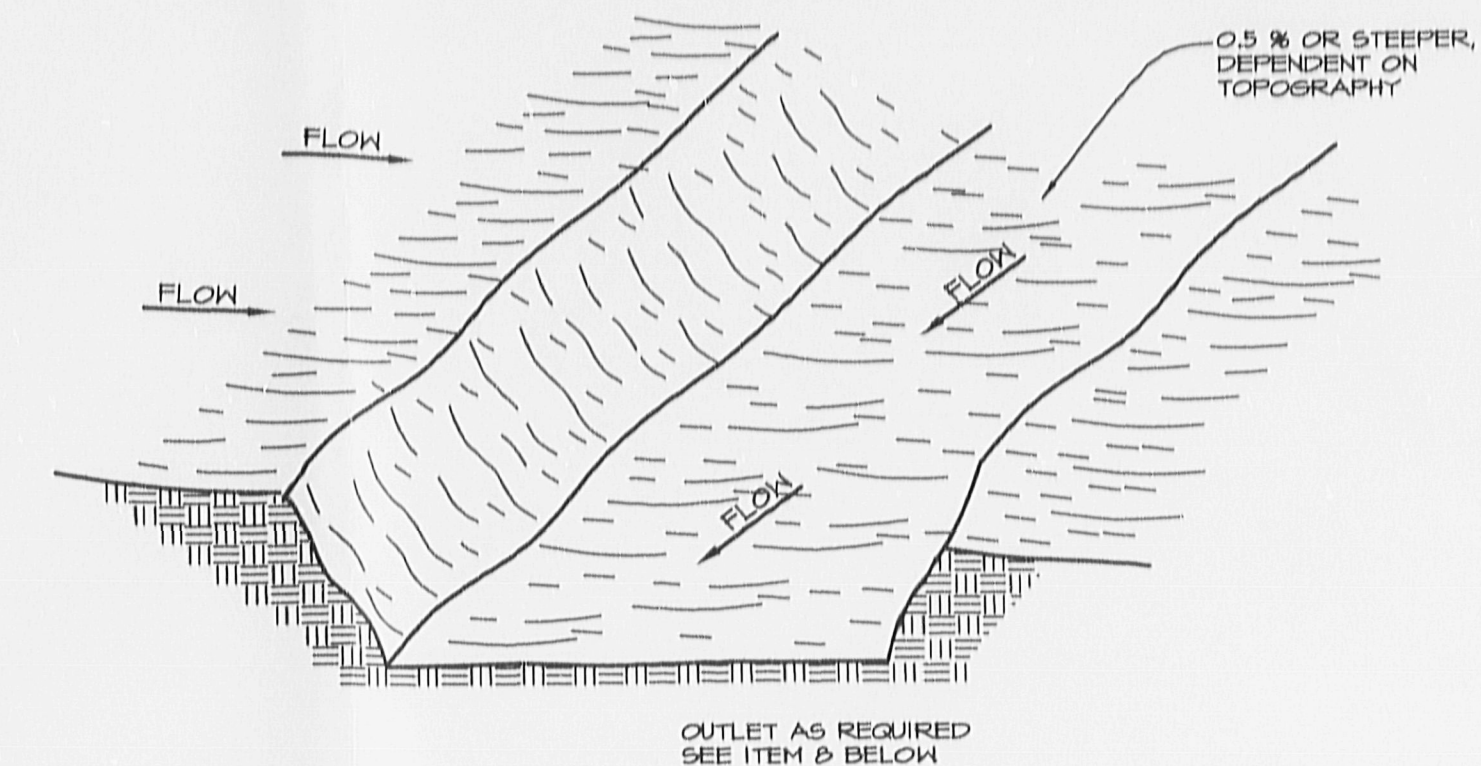
NOTE:
EXCAVATED AREA ON 1 SIDE OF CATCH BASIN MAY EXTEND UP TO 10' IN LENGTH TO RECEIVE STORMWATER FROM DIVERSION SWALE. REFER TO PARTIAL SOIL EROSION AND SEDIMENT CONTROL PLAN.

CATCH BASIN SEDIMENT TRAP

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
2. THE VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER. MAXIMUM DRAINAGE AREA: 3 ACRES.
7. KEEP HOLES SHALL BE PROTECTED BY GRAVEL.
8. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL KEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.



TEMPORARY SWALE DETAIL

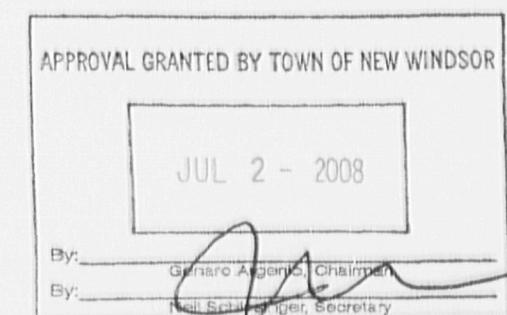
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CONSTRUCTION SPECIFICATIONS

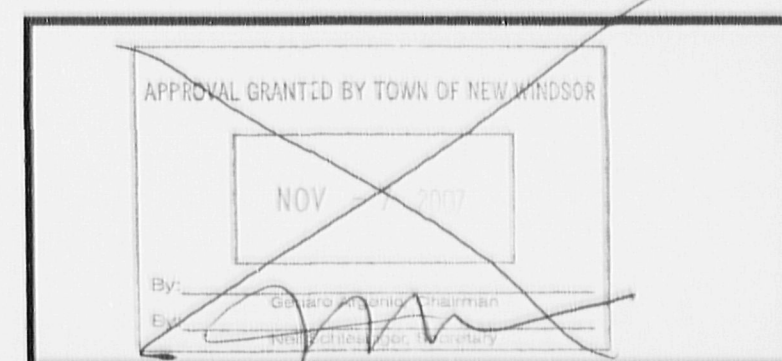
1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE CHART BELOW:

TYPE OF TREATMENT	CHANNEL GRADE	SWALE A (5 AC. OR LESS)
A-1	0.5-3.0 %	SEED AND STRAW MULCH
A-2	3.1-5.0 %	SEED AND STRAW MULCH
A-3	5.1-8.0 %	SEED USING JUTE OR EXCELSIOR, SOD

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



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